

EXAMPLES OF VICTORIES WON BY CITIZENS & CEDS IN BALTIMORE COUNTY

Following is a summary of some of the more recent successes citizens have won in Baltimore County with the assistance provided by Community & Environmental Defense Services (CEDS). A complete listing would run many pages in length. If you'd like to learn more about these and other successes then contact us at 410-654-3021, Help@ceds.org or visit us online at: ceds.org/bcmd.

CUT-THROUGH TRAFFIC PREVENTED

Southfork Court is home to fourteen families in the Cockeysville area. The residents of this quiet court paid a premium to live where high traffic volume would never be a problem, or so they thought. They didn't have to worry about their children playing in the street and the community even held annual events on the court. Given this they were outraged to learn that a development company proposed extending their court into a 219-unit housing project. This action would have turned their quiet court into a busy through street. CEDS conducted a detailed strategy analysis which you can view by clicking the following title: [Preserving Southfork Court as a Cul-De-Sac Street](#). The strategy led to an agreement with the developer that the court would be extended but through-traffic would be prevented with an emergency access gate. The Southfork Court residents were delighted with this solution.



RURAL VIEWSHED PRESERVED

Parkton residents were concerned about houses proposed for construction in a cropfield to the west of their home. They were also concerned about the access road which would run along the south side of their property. CEDS negotiated an agreement with the developer that increased plantings to buffer the existing homes from visual impact. The agreement also required that the terms be made a condition of development plan approval, which made compliance a near certainty. The Parkton residents were quite pleased with this outcome, particularly since the developer also agreed to reimburse all of their expenses.

INFILL IMPACT RESOLVED

Residents of an Owings Mills community were deeply troubled by a proposal to shoehorn five houses onto a 1.5-acre residential lot behind their homes. While researching strategy options, CEDS discovered that the developer needed the residents' approval to extend a sewerline through their yards. This leverage is allowing the residents to negotiate various concessions that will allow some development to occur on the infill parcel, but with far less impact due to drainage, loss of yard space,

light trespass, and loss of viewshed.

RECREATIONAL COMPLEX SCALED BACK

North county residents were concerned about a massive recreational complex proposed for a rural area. The complex would have been located along a main road conflicting greatly with the rural character of the area. Furthermore, streams draining the site supported highly sensitive brook trout populations. An analysis by CEDS was presented to the hearing officer. Worried by the impact this analysis had on the hearing officer the applicant agreed to scale the complex back considerably.



Brook trout

DEVELOPMENT PLAN APPROVAL DENIED

Occasionally, a County hearing officer will deny approval of a development plan. Usually though the applicant revises the plan to address the factors prompting denial, submits the revised plan, which is then approved. In recent years only one project has been denied development plan approval where the applicant did not resubmit. This was for a project along North Run, a tributary to Jones Falls. An analysis by CEDS identified severe flaws in the development plan. A stormwater engineer from the CEDS network then presented testimony that prompted the hearing officer to deny approval. As of this date the applicant has not attempted to get approval for another project on the site.

TRAFFIC SAFETY ISSUE HALVES HOUSING PROJECT

The Becker Property was proposed for a rural site on Falls Road. Though a total of 20 houses were proposed, only ten were approved. The other ten would have accessed Falls Road at a point where sight distance was poor and where two other roads already intersected. CEDS identified this issue early in our initial strategy analysis then engaged a traffic engineer from our network to document the problem. Testimony by the CEDS traffic engineer convinced the hearing officer that the access for the ten homes would cause an excessively dangerous situation. This testimony was cited by the hearing officer as a principal reason for cutting the number of lots in half. The decision can be viewed by clicking the following title: [Becker Property order](#).

DRAINAGE IMPACT PREVENTED

Monkton residents were concerned about a development project that would have replaced forest with houses and lawns - an action which would have increased the volume of runoff flowing onto their property. Existing runoff volumes had already eroded a considerable gully near their garage. The residents worried that the project would exacerbate scouring. An analysis by CEDS confirmed that the residents fears were valid. CEDS then negotiated an agreement with the developer that directed runoff to a more suitable location. This agreement actually improved upon the existing situation.