



**Dulaney  
Valley  
Improvement  
Association, Inc.**

P.O. Box 102 · Lutherville, MD · 21094-0102

# DVIA NEWSLETTER

MAY 2022

**DVIA President**

*Ellen Birkenthal*

**Vice President**

*Vacant*

**Treasurer**

*Maxwell Collins, II, Esq.*

**Recording Secretary**

*Bebe Ferro*

**Corresponding  
Secretary**

*Maria Busko*

**Web Master**

*Jeff Orbin*

**Database  
Coordinator**

*Tim Ruppalt*

**Email  
Communications**

*Jeff Orbin*

**Social Media**

*Open*

**Newsletter Editor**

*Megan Britt*

**Next Community  
Meeting:**

June 13

7-8pm via Zoom  
All members welcome!

**Join our email list:**

[dvia.org/add-my-email](https://dvia.org/add-my-email)



Dulaney Valley Improvement  
Association



Hello Neighbors,

This spring has been busy for the community hosting two wonderful events, the Easter Egg Hunt, and the Yard Sale. It is wonderful for these events to occur again. Thank you to Melanie Ganter and the many helpers for such a fun successful egg hunt!! Our Easter Bunny gent was a big hit with the children.

The Yard Sale happened in good weather, finally! Many enjoyed setting up their tables and putting out their items for sale! Thank you to Beth Adams, a new volunteer who assisted with organizing the Yard Sale, as well as Tim Ruppalt, and Megan Britt for their help with such a successful day.

As many are aware, on April 20<sup>th</sup>, members of the zoning committee and Mr. Holzer, our attorney, presented via WebEx video to the Baltimore County Appeal of the DRC meeting last November 2021. The hearing, which was open to the public to observe, was a nearly 6-hour day of listening to their testimony, cross-examination, and beginning to present our testimony, and it is not complete. We will need to continue at another yet-to-be-scheduled court date. While we await our new court date, we are still reviewing the information and speaking with our specialist and attorney. We have much more to testify regarding this issue. The Baltimore Brew has written an article that has a good synopsis of the day's event: <https://www.baltimorebrew.com/2022/04/23/baltimore-county-official-tells-citizens-its-not-a-democracy-its-not-mob-rule/>

As we await the conclusion of the hearing for the appeal of the (b)(8) limited exemption granted to the owners of 1215 York Rd., we ask for your assistance. To keep costs in check, members of the zoning committee have devoted much of their own time researching, preparing documents and exhibits, attending the hearing, setting up the technology and managing the WEBEX platform that the hearing is held on.

***At this time, as DVIA President, I ask you now to consider making a donation specifically for the costs related to the appeal. We hired an extremely knowledgeable expert in the field to testify on behalf of the community and retained an attorney who is well-versed in this type of land development/zoning issue. Though we are being financially responsible, the lengthy hearing which requires additional time will increase costs.***

You and the community have the right to be represented and to be heard regarding development in your neighborhood. The (b)(8) limited exemption granted by the Development Review Community (DRC) removes the community from the development process and allows us no input.

We hope you will consider helping with the continuing legal fees associated with our appeal. You can send a donation to the DVIA using our PayPal account on the DVIA website, [dvia.org](https://www.dvia.org) or by sending a check to P.O. Box 102 Lutherville, MD 21094-0102. Any amount at all is sincerely appreciated.

Throughout the year we have the community events you are either notified by this newsletter, the DVIA.org website, or the Facebook page. These tasks occur because of your neighbors who volunteer their time and expertise; I'd like to thank Jeff Orbin and Megan Britt as they both have diligently sent out the communication to our community via email or Facebook.

As summer approaches, the community association will take its usual two-month hiatus from meetings, but we are always reachable through the website: DVIA.org. On the website you can also sign up for email notifications from the DVIA as well as let us know you are new to the neighborhood. If you have some community information to be shared, please send a message via the website, or locate the newsletter editor's contact information to update us.

Be informed, be involved, be in contact.

Ellen Birkenthal  
 DVIA President [DVIApresident@gmail.com](mailto:DVIApresident@gmail.com)

***Congratulations!***

- ◆ Betsie Ruth Johnson of Charmuth Road announces with great joy the marriage of her daughter, Joneé Miller and Greg Willettee. The wedding was held on January 15, 2022 in Savannah, Georgia. The happy newlyweds reside in Naples, Florida.
- ◆ Daniel and Alex Long of Greenridge Road welcomed baby, Grady Brooks Long, on April 7, 2022.



- ◆ Congratulations to Greg Barnes and Katie Scarbath of Ridgefield Road on their engagement.
- ◆ To all our neighborhood 2022 Graduates – Congratulations, we are proud of you!



***Upcoming Local Events***

- [Towson Farmers Market](#) 10:30am-2:30pm  
June 2 – November 17  
Allegheny Ave., Towson MD
- [Feet on the Street](#) 6:30pm-9:30pm  
June 10 – August 26  
Allegheny Ave., Towson MD
- [Towson 4<sup>th</sup> of July Parade and Fun Run](#)  
10:30am-1:00pm

***We Love Our Volunteers***

Sending out a warm thank you to DVIA volunteers for your contributions this Spring. We are so grateful for your help!



- |                          |                     |
|--------------------------|---------------------|
| Beth Adams               | Amber Howard        |
| Bill Amos                | Jessie Jaeger       |
| Molly Baldwin-Abbott     | Michelle Keller     |
| Britt Family             | Gretchen Nettle     |
| Ellen Birkenthal         | Ashley Oleszczuk    |
| Maria Busko              | Tom Oliver          |
| Lauren Campbell          | Jeff Orbin          |
| Max Collins              | Lauren Potts        |
| Bob Cordes               | Rowe Family         |
| Helen Diggs              | Tim & Karen Ruppalt |
| Melanie Ganter           | Susan Schaffer      |
| Joel & Stephanie Haddock | Shultz Family       |
| Cheri Hilgartner         | Melanie Voelker     |
| Laura Houliaras          | Janelle Wahlstrom   |

### **Block Party**



You are invited to the annual summer block party! This privately sponsored event is held each August on Felton Court (off of Felton Road). This year's gathering will be **Saturday, August 13 at 5:30pm.**

Plan to bring a side dish to share, your own main food, and chairs or a blanket. The kids can ride bikes and play on the court, and the adults can relax and catch up with great neighbors. The event is BYOB and there is no cost to attend (however, if you are able to contribute a few dollars toward to the lemonade, paper products, and propane we would appreciate it). Our DVIA neighborhood association has generously donated the rental cost of a Port-a-Potty for the party this year.

### **Fire Museum Volunteer Opportunity**

*From the Fire Museum of Maryland:* Now that the fireboat 'Tommy' is in place, our crew is starting restoration: installing portholes, painting the name on the side, and a million other tasks. The Fire Museum is seeking volunteers to help with the restoration. Do you have experience with drywall, insulation, or electrical? We need you on our team! For information, please touch base with Steve or Paul at 410-321-7500.



### **Welcome New Neighbors**

Moving into a new home is such an exciting time! We would like to extend a warm welcome to all our newest neighbors. We are so glad that you are here! To help you get connected, join our email list to get community info and updates:

[dvia.org/add-my-email](https://dvia.org/add-my-email)



### **Zoning Committee Update**

We wanted to update everyone on the status of our Appeal to the DRC decision that denied us a Community Input Meeting.

The April 20th hearing lasted 6 hours and is to be continued. The Baltimore Brew, an independent daily news website, covered the hearing:

<https://tinyurl.com/baltimorebrewRFproject>

The developer's expert witnesses, Mattis Warfield, PE and Lloyd Moxley, Development Manager, testified. James Patton, the DVIA's expert witness, testified rebutting the developer's testimony. Max Collins testified to the community's legal standing and lack of due process.

Pete Zimmerman, People's Counsel, argued that the Baltimore County Zoning Code fails to properly identify the land uses for Fuel Service, i.e. EV (Electric Vehicle) chargers and more specifically 12 Tesla superchargers. He argued that Fuel Service is not an inherent attribute of the BL zone. This will likely complicate the Board's decision making process.

We expect the rest of the hearing to be scheduled in July 2022. The date is still not determined. We expect another 6-hour hearing.

There is some positive news. We feel the Planning Agency and SHA (State Highway Administration) are listening to our concerns. They have sent letters to the "Development Review." We are unsure what authority these letters carry in the development approval process, but we believe these agencies are aware of your concerns.

***We do need donations to cover the legal costs that we are incurring for the Appeal.***

Donations can be made on PayPal or by check. Visit the DVIA website <https://dvia.org/pay-dues> and click the yellow "donate" button. Use the pull-down menu and select "Misc."

**Donate**

## Dulaney Village Real Estate Market Statistics

Submitted by our neighbors: Tom & Ashley Oliver, The Oliver Group of Northrop Realty  
240-381-9805 Direct  
[tomoliver@northroprealty.com](mailto:tomoliver@northroprealty.com)

	4 <sup>th</sup> Quarter 2021	1 <sup>st</sup> Quarter 2021	Change from Previous Quarter
Average List Price	\$434,796	\$412,475	-5%
Homes Sold	6	4	-33%
Low Sales Price	\$347,500	\$301,500	-13%
High Sales Price	\$585,000	\$560,000	-4%
Average Sales Price	\$426,066	\$418,954	-2%
Average Subsidy	\$833	\$243	-71%
Average Days on Market	27	26	-4%

## Marketplace Ads

### **Babysitting**

Looking for a babysitter? Contact **Claire J.** at [clairejchildcare@gmail.com](mailto:clairejchildcare@gmail.com). Hello! I am a local high school student from Lutherville. I am happy to help you and your family with babysitting needs. I have lots of experience, am CPR certified, and have completed the Red Cross Babysitting course. I look forward to working with you! Please contact me for scheduling and rates.

### **Heritage Handyman Company**

Now's the time to get those things fixed & checked off your list! We can help you with all the small tasks on your honey-do lists and also bigger jobs that never seem to get done. <https://heritagehandymancompany.com>  
Email us at [info@heritagehandymancompany.com](mailto:info@heritagehandymancompany.com) or give us a call at 410-668-9417

### **Realtor**

Tom Oliver, Realtor®  
The Oliver Group of Northrop Realty  
240-381-9805 (Direct)  
[tomoliver@northroprealty.com](mailto:tomoliver@northroprealty.com)

### **GarageMahaltv, LLC**

The endless pile-up ... the clutter ... the lack of organization. IT HAS TO END! Start taking back your garage, shed, or basement NOW! Need it gone? We'll get it gone! Contact Jaime Alvarez at [jjalvarez@garagemahal.tv](mailto:jjalvarez@garagemahal.tv) or 410-343-9305

### **Buying Comic Books! 1940s to 1990s**

I am comic book collector and am interested in buying Marvel, DC and other comics from the 1940s to the 1990s. So, check your attics and closets and let me know if you have any you would like to sell! Contact Joe Wantz Email: [wantzj@comcast.net](mailto:wantzj@comcast.net) or phone: 443-562-8082

### **Pyle Fence**

If you're looking for fast, affordable service to install fencing around your house or yard, look no further than our trusted team at Pyle Fence. Whether you're building a fence for decorative or privacy purposes, we offer a variety of quality fencing options to suit your project. Call us at (410) 864-7860 for a free estimate!

### **Realtor**

Buying or selling a home in the area? Call me today. I have been in the real estate business for over 20 years. I am a local realtor and Lutherville DVIA resident dedicated to serving my community.  
DEBBIE BULLINGER, REALTOR, CRS, ABR  
Cummings & Co. Realtors  
Member of the Real Estate Million Dollar Association  
[debbiebullinger@icloud.com](mailto:debbiebullinger@icloud.com)  
410-916-6170

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DULANEY VALLEY IMPROVEMENT ASSOCIATION, INC.  
P.O. Box 102 LUTHERVILLE, MD 21094-0102  
[WWW.DVIA.ORG](http://WWW.DVIA.ORG)

## Dulaney Valley Improvement Association



The Dulaney Valley Improvement Association is a social welfare non-profit organization for the Dulaney Village neighborhood.

Members of the Dulaney Valley Improvement Association include those 634 residences and properties that reside within the area formed by the intersection of York Rd. (45) and Seminary Rd., Seminary Rd. and Dulaney Valley Rd. (146) and the Baltimore Beltway (I-695), and the Baltimore Beltway (I-695) and York Rd. (45).

The DVIA Board consists of five officers who are elected to one-year terms during our January meeting. Those positions are President, Vice President, Treasurer, Recording Secretary, and Corresponding Secretary. Each position carries voting rights. There are also a number of general Board Members who are not officers who hold voting rights at all DVIA meetings. A motion is made by a Senior Officer to appoint an individual to the Board, and, pending an approval vote by the other Board Members, the individual becomes a Board Member. Members interesting in running for an elected officer position must submit their name for consideration before the October meeting. Meetings are held on the second Monday of each month (except for July and August).

Membership in the DVIA is voluntary, and open to any persons residing in the aforementioned boundaries. Dues are annual and donations are greatly appreciated. All funds go toward providing community services for residents, including seasonal activities, community gatherings, yard sales, community decoration, and general improvements to our community. The DVIA Board is a committed group of volunteer residents from our community who work tirelessly to ensure the highest quality of living for our community members.

### **DVIA OFFICERS**

President - Ellen Birkenthal  
Vice President - vacant  
Treasurer - Maxwell R. Collins, II, Esquire  
Recording Secretary – Bebe Ferro  
Corresponding Secretary – Maria Busko

### **BOARD MEMBERS**

Lizzy Baird  
Ellen Birkenthal  
Megan Britt  
Maxwell R. Collins, II, Esquire  
Robert Cordes  
Bebe Ferro  
Bill Frank  
Melanie Ganter  
Jessie Jaeger  
Jeff Orbin  
Tim Ruppalt  
Kate Schruffer  
Susan Shaffer  
Patrick Smith

### **COMMITTEES & POSITIONS**

Children's Activities: Melanie Ganter  
GTCC Representative: Cheri Hilgartner  
HES Liaison: Jessie Jaeger  
Mail: Laura Houliaras  
Newsletter Editor: Megan Britt  
Web Master: Jeff Orbin  
Database Coordinator: Tim Ruppalt  
Email Communications: Jeff Orbin  
Facebook Administrator: vacant  
Yard Sale Coordinator: Beth Adams

### **Neighborhood Events**

Annual Meeting & Party – January  
Children's Valentines – February  
Easter Egg Hunt – March/April  
Yard Sale – April  
Neighborhood Block Party (privately sponsored) – August  
Halloween Decorating Contest – October  
Holiday Decorating Contest – December  
Santa Fire Truck Run - December



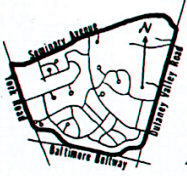
Dulaney Valley Improvement Association

Join our email list: [dvia.org/add-my-email](http://dvia.org/add-my-email)

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