



## TUSCANY-CANTERBURY NEIGHBORHOOD ASSOCIATION WORKS FOR YOU

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**April 2018**

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### **What's Happening in Tuscany-Canterbury**

If you would like the TCNA calendar to include anything happening in the immediate area that would of interest to the neighborhood, please send it to us at least one month in advance.  
[PresidentTCNA@gmail.com](mailto:PresidentTCNA@gmail.com)



**April 19 2:00**

**Planning Commission Hearing.** Approval for concept plan of the new Calvert building. See below for more information

**April 21 9:00-1:00**

**Recycling "Trifecta"** to Celebrate Earth Day  
Morgan State University, 2201 Argonne Drive, in the Fine Arts parking lot.  
**FREE PAPER SHREDDING**

**April 28 3:00-6:00**

**Sam's Canterbury Café Open House,** Canterbury and 39th Street  
Complimentary beverages and lite fare

**May 4 5:30-7:00**

**First Friday Happy Hour at Alizee Restaurant**

**May 4 & 5 9:00-4:00**

**Hazardous Material Disposal,** Sisson Street Landfill, Sisson just south of 29th Street

**May 5 9:00-12:00**

**Dumpster** available at Tuscany and Linkwood Road (NO HAZARDOUS MATERIALS)

**May 19. 9:00-12:00**

**Dumpster** available at Canterbury and Highfield Road (NO HAZARDOUS MATERIALS)

**June 1. 5:30-7:00**

**First Friday Happy Hour at Alizee Restaurant**

**June 13 7:00**

**Annual Membership Meeting** Calvert School - Middle School Building  
Social time following the meeting with Sangria, cheese, fruit, and desserts  
Residential Parking Permits can be renewed from 6:00-7:00.

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## **TCNA Amendment 2 with Calvert School**

Last Friday, April 13 representatives from the Tuscany -Canterbury Neighborhood Association (TCNA), the Tuscany-Lombardy Community Corporation (TLCC), the Gardens of Guilford Condominium (the Gardens), and the Ridgemedede and the Ridgewood Condominium Association signed an agreement with Calvert School. The agreement gives Calvert permission to purchase the wooded land in the 200-300 blocks of Tuscany Road. The agreement also permits Calvert to construct a building for educational purposes in the eastern part of the property. The agreement further obligates the community to not oppose Calvert's acquisition and to notify governmental

authorities, such as the Baltimore City Planning Commission, of the communities' agreement with Calvert.

Calvert has submitted a concept plan that outlines the general plans for the educational building and for the remainder of the Woods. The plan will be reviewed in front of the Baltimore City Planning Commission at a hearing on Thursday, April 19. The hearing will begin at 1:30 p.m. at 417 E. Fayette Street, 8th Floor (this particular item will not be heard until 2:00 p.m. or later). The Associations will notify the Planning Commission of their support of Calvert's purchase and plans to construct a building (see more below). This is an open meeting so anyone can attend and, although the hearing process is always interesting, it is not necessary for residents to be there.

The property is zoned Residential District 1 (RD1). This designation is similar to the zoning of properties on Warrenton Road and brings with it a number of limitations on the use of the land. In the next few weeks Calvert will be applying to the Zoning Board for a Conditional Use for educational purposes. The Associations will support this, too. We will notify you when the date for the Zoning Board has been firmed up.

The Agreement is more than 8 pages long and includes a number of provisions that have been explained in greater detail at meetings held over the last several months. The most notable provisions are:

- Creation of buffer zones of heavily forested land along the Tuscany Road and Tuscany Court sides of the property. The buffered zones run for 70 feet from the Tuscany Road curb, and for 50 feet from the Tuscany Court alley property line. The purpose of the buffer zone is to provide screening and to mitigate run off.
- Appointment of a Project Committee to review Calvert School's designs for the new building. This Committee will also serve as liaison between the community and the school during construction.
- Construction guidelines similar to those the neighborhood used during Calvert's construction of the addition to its lower school in 2009.
- Limiting ingress and egress from Tuscany Road.

The terms of this Agreement will run for 20 years.

This is our third Agreement with Calvert School. When Calvert purchased property on the north side of Tuscany Road in order to construct its Middle School in 2001, the community and Calvert entered into Covenants that run until 2026. The First Amendment to the Covenants occurred in 2008 when Calvert built the addition to its Lower School on Canterbury Road. Last Friday's Agreement is the Second Amendment to the Covenants and will be posted on the TCNA website along with the Covenants and First Amendment. If you want to know more, you can go to the TCNA website.

<http://www.tuscanycanterbury.org/>



This drawing shows the approximate location and size of the building that Calvert School would like to build.

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## **Planning Commission Hearing: Thursday, April 19. 2:00PM**

Calvert School has a concept plan for a 12,000 square ft building on the new property the school is buying. The Tuscany-Canterbury Association will provide a letter of support for this concept plan. This support is part of the agreement between Calvert School and TCNA, The Gardens of Guilford, Tuscany/Lombardy Co-Op, and the Ridgemedede/Ridgewood Condos.

Another Planning Commission Hearing will be held in the future to approve the full development plan for the new building. Calvert School will also be requesting a zoning hearing in May to approve a request for Conditional Use for an Education Facility and a zoning variance to increase the building height from 35 ft to 40 ft. Tuscany-Canterbury and the other groups will also be providing support for this request, also as part of our agreement.

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## **TCNA Nominating Committee Report**

Ann Christopher, chair

The Nominating Committee submits the following slate of candidates for 2018-2019. More information about elections by-laws are on the TCNA website.

<http://www.tuscanycanterbury.org/purpose-a-bylaws>

\* Proposed new members

Co-Presidents: Linda Eberhart and Anne Perkins. (Tuscany Road)

Past President: Sue Talbott (Charles Street)

Vice-President: Garth Thompson (Ridgemedede Road)

Secretary: Ron Shultz (Linkwood Road)

Treasurer: Bill Bass (Canterbury Road)

Board members:

\*Gretchen Anderson (Cloverhill Road)

Dave Baker (Stony Run Lane)

Ann Christopher (Tuscany Court)

\*Julia Frazier (Canterbury Road)

\*Paul & Maria Gallo (Tuscany Court)

Hannah Mazo (Ridgemedede Road)

Rosalyn Mansouri (Charles Street)

Mona Mohamed (Charles Street)

Brooke Murdock (Stony Run Lane)

Jo-Ann Orlinsky (Charles Street)

Steve Summers (Ridgemedede Road)

Chris Whitaker (Tuscany Road)

**Election of officers and board members for 2018-2019 will occur at the  
JUNE 13 ANNUAL MEMBERSHIP MEETING.**

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## **Broadview Apartments**

### **Calming Plan 39th Street -- Phase 2**

Chris Whitaker, Chairperson, Streets and Greens Committee

The owners of the Broadview Apartments are continuing their plan to calm traffic on 39th Street between Canterbury Road and University Avenue. Preliminary plans were presented to a group of stakeholders on 28 March 2018. The plans, which have not been finalized, call for at least three crosswalks and associated signage. The Broadview owners are also considering placing tables and chairs in the median strip to make the area more pedestrian- friendly and neighborhood-oriented.

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## **Dangerous Crossing University Parkway and Tudor Arms**

Chris Whitaker, TCNA Chair, Streets & Greens Committee

On 12 April 2018, Councilwoman Mary Pat Clarke convened a meeting of citizens concerned about unsafe conditions at the crosswalk located at the intersection of University Parkway and Tudor Arms Avenue. Traffic engineer Graham Young from the Department of Transportation (DOT) proposed an interim modification to traffic patterns that would include pavement markings and flex posts.

Permanent modifications would be constructed at a later date. The longer-range plan calls for decreasing traffic lanes to one in each direction, increasing sight lines for pedestrians, widening the bike lane, and improving signage. Young emphasized that this plan would conform to the city's Protected Bike Lane Master Plan.

During the meeting it was also revealed that speed humps are to be installed on Tudor Arms Avenue, which is frequently used as a shortcut to avoid bottlenecks on Keswick Road.

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## **Roland Park Bike Lanes**

On 12 April 2018, the DOT met community members at St. David's Church and presented a proposal to modify the Roland Avenue Cycle Track. The presentation can be viewed on the DOT's website here:

<https://transportation.baltimorecity.gov/engineering-construction-projects/roland-avenue-cycle-track>.

Attendees were quite vocal in opposition to the proposal, preferring instead that Roland Avenue be "put back the way it was."

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## **Stony Run Clean-Up**

On 7 April 2018, several members of the TCNA joined with neighbors on Wickford Road to participate in Project Steam Clean of Stony Run between Overhill Road and University Parkway. Neighbors braved snow flurries to cut down and remove about 20 trees of an invasive species. They also collected a pickup truck load of litter that was taken to the Sisson Street drop-off station. And they moved piles of trees and trimmings to the curb of Linkwood Road where it was picked up the following Friday.

Thank you to everyone who helped with the project.

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## Community Pitch-In Day / Dumpster Available

Every spring and fall, TCNA coordinates with the City to provide a dumpster for the community's convenience, saving people a trip to the landfill.



Do not put hazardous materials in the dumpster. Take them instead to the Sisson Street landfill. And rather than put metal and electronics into the dumpster, you can recycle them at the Sisson Street landfill. The landfill is on Sisson Street just south of 29th Street and is open Monday through Saturday.

### **2018 Dumpster Dates:**

May 5 (Tuscany at Linkwood)

May 19 (Canterbury at Highfield)

Sept 22 (Tuscany at Linkwood)

Oct 6 (Canterbury at Highfield)

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## UPDATE: Construction at Ambassador Apartments

The brick wall is completed. However the rest of the project will not be completed by June 1, as had been anticipated. Between now and July, the pavers, dirt, and sod will need to be put in place. All the debris will be removed. During the summer the construction on the garden will be completed. In the fall mature trees and bushes will be planted. (This will help ensure that they survive through the winter.) Then a ramp sidewalk and fence will be installed in order for residents and neighbors to enter through the back of the building.



After everything is completed, the dumpsters will be removed and the sidewalks and parking will again be available.

## Monthly Crime Safety Tip

### Lock your cars and don't leave anything visible inside.

In the fall a number of cars in the neighborhood were broken into. Almost all were unlocked. After a concerted effort to remind everyone to always lock up, we can report great results. **In the past month we had no reported incidents.** Thank you for locking your cars. It's made a difference!



Spring is a time when we go and come frequently and it's easy to forget. Please make this a habit.

LOCK YOUR CAR AND DONT LEAVE ANYTHING VISIBLE INSIDE.

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## Special Thank You . . .

### Broadview Apartments

....With very short notice, they offered us their Club Room and their Game Room for our special association meetings on February 28 and April 2. They rearranged the room for us, posted signs, helped direct our members to the right location.

### St. James Condo

....Allowed us to use their community room for a joint TCNA, Gardens of Guilford, Tuscany/Lombardy, and Ridgemedo Condo board meeting on February 27 to discuss the Calvert School purchase.

### Marco, manager at the Alizee Restaurant

....Provides a wonderful atmosphere and delicious complimentary appetizers at TCNA's monthly First Friday Happy Hours. At the last happy hour a raffle was held for a free dinner at Alizee.

## Mike Travieso and Fred Lazarus

....Served on the Negotiating Team, along with TCNA board co-chair, Anne Perkins. Mike lives in the Tuscany/Lombardy Co-Op and Fred lives on Ridgemedede. They successfully negotiated the second amendment with Calvert School in less than two months. The negotiations took over a hundred hours and dozens of meetings to get the best agreement for all of us.

## Deborah Callard

....Served as the chairperson of the Woods Committee since August 2017. We didn't know what was going to happen to the Woods but she didn't hesitate and agreed to chair the committee. During the past eight months she convened and chaired dozens of Woods Committee meetings that navigated through the subdivision process and the Calvert School agreement, and raised nearly \$20,000 for the legal fees and related expenses.

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## TCNA Annual Paper Newsletters

Dave Baker, Co-chair Communications

The TCNA board decided to distribute only one printed newsletter per year. Instead of two paper newsletters each year, TCNA will send regular E-newsletters throughout the year. The one paper newsletter will be distributed to all members and throughout the community in early June. The paper newsletter will have a longer 'shelf life' of interest to readers. It will focus on what has happened and what will be happening in our neighborhood.

There will be a new section in the newsletter that will **highlight interesting and accomplished residents** of our neighborhood. If you have any suggestions let Dave Baker know.

We also need volunteers to distribute newsletters (especially in the large and small buildings in TCNA, If you have **suggestions** or will volunteer to distribute the newsletter please email Dave Baker (just click on his name)

A very special thanks to Elsie Grant has agreed to coordinate the newsletter again this year.

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## Officers

- Co-Presidents: **Linda Eberhart** (Tuscany Rd)
- Co-Presidents: **Anne Perkins** (Tuscany Rd)
- Vice President: **Garth Thompson** (Ridgemedede Rd)
- Secretary: **Ron Shultz** (Linkwood Rd)

- Treasurer: **Bill Bass** (Cloverhill Rd)
- Past President: **Sue Talbott** (Charles St)

## **Board Members**

- **Dave Baker** (Stony Run Lane), Co-chair Communications
- **Ann Christopher** (Tuscany Ct), Co-chair Events and Membership
- **Gene O'Dunne** (Charles St), Representative to Northern Coalition Committee
- **Steve Hansen** (Cloverhill Rd), Northern District Police Council Representative
- **Hannah Mazo** (Ridgemedede Rd), Co-Chair Events and Membership
- **Rosalyn Mansouri** (Charles St), Coordinator of First Friday
- **Mona Mohamed** (Charles St), Website Manager
- **Brooke Murdock** (Stony Run Lane), Chair, Calvert School Liaison Committee
- **Jo-Ann Orlinsky** (Charles St), Coordinator with Condo Associations
- **Steve Summers** (Ridgemedede Rd), Co-chair Communications
- **Bob Turner** (University Pkwy), Co-chair Streets and Greens
- **Chris Whitaker** (Tuscany Rd), Co-chair Streets and Greens

## **Neighborhood Committees:**

You can contact any of the committees by using our new emails to volunteer or with ideas and thoughts.

- Streets and Greens
  - StreetsTCNA@gmail.com
  - GreensTCNA@gmail.com
- Events and Membership
  - EventsTCNA@gmail.com
  - MembershipTCNA@gmail.com
- Woods Committee
  - Deborah Callard dwcallard@gmail.com
- Calvert Liaison Committee
  - CalvertTCNA@gmail.com
- Communications
  - CommunicationsTCNA@gmail.com

**PresidentTCNA@gmail.com**  
**www.tuscanycanterbury.com**