

## THE RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.

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### Annual Bon Fire

Old Rugby Field  
Sunday, December 19  
4 p.m.

### St. John's Chapel Annual Caroling Service

7534 Bellona Avenue  
Wednesday, December 8  
5:30 p.m.

Ruxton-Riderwood-Lake Roland  
Area Improvement Association

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## ANNUAL BON FIRE

With all of the seasonal pressures ranging from finding just the right gift for Aunt Maude in Cleveland to selecting the "perfect tree", it's easy to go into Christmas overdrive and begin shouting, "Bah humbug!"

But unlike the legendary partner of Scrooge & Marley, the venerable London counting house, who uttered those immortal lines, there is a place you can go for some seasonal cheer rather than a dreary tavern supping on a bowl of warm gruel.

As in the past, the Ruxton-Riderwood-Lake Roland Area Improvement Association is hosting its annual Christmas Bon Fire and Carol Sing starting at 4 p.m. on Sunday, December 19 at the old rugby field off of L'Hirondelle Club road.

As he did last year, Michael Allman, music and choral director at Riderwood Elemen-



*Santa will make a special appearance with a small gift for each child.*

tary School, will lead an old-fashioned carol sing featuring seasonal favorites.

Take a break from the Christmas madness and come share the spirit of Christmas with your family, friends and neighbors while sipping apple cider and "Trolling the Ancient Yuletide Carol."

Dress warmly and wear boots—the old rugby field can sometimes be a bog—and follow the lighted path to the bon fire site. Please, no unleashed dogs.

The Ruxton-Riderwood-Lake Roland Area Improvement Association wishes you all a Merry Christmas and a very

## ST. JOHN'S CHAPEL ANNUAL CAROLING SERVICE

One of the most delightful things we did last Christmas was attend the carol sing-along at St. John's Chapel (7534 Bellona Avenue), right near the Texaco station on Ruxton Road. Architect Janet Reynolds (caretaker of the chapel, who lives with her husband in the wee stone cottage next

door) reports that all are welcome this year, at **5:30 PM, Wednesday, December 8**. The chapel's cemetery is the final resting place of many of Ruxton's hardworking African-American residents, from the early 1800s. Last year's sing-along was low key, low tech, family friendly, and had a pu-

riety and a neighborliness to it that was truer to the holiday spirit than anything else we can call to mind.

The Trustees of St. John's Chapel ask that you bring a canned good; RRLRAIA suggests you also bring a donation toward the upkeep of this treasure in our midst.

# MORE THAN YOU EVER WANTED TO KNOW ABOUT ZONING

## Key to Zoning Abbreviations Used in Table on Page 3

BL	Business Local
BL-AS	Business Local, Automotive Services
BL CR	Business Local, Commercial, Rural
BLR	Business Local, Restricted
BM	Business Major
BR	Business Roadside
CB	Community Business
DR-#	Density Residential (# =maximum number of units per acre)
ML	Manufacturing Light
ML-AS	Manufacturing Light, Automotive Services
ML-IM	Manufacturing Light, Industrial, Major
MLR	Manufacturing Light, Restricted
O-3	Office Park Zone
OR-1	Office/Residential (single office bldg)
OR-2	Office/Residential (office with accessory commercial uses)
RO	Residential Office

For more detailed information, please call the Baltimore County Office of Planning at 410-887-3480.

*The RRLRAIA works hard to head-off zoning changes detrimental to our community. We are lucky in the extent to which our three county councilmen fully comprehend the significance of zoning changes.*

Phase One of the Comprehensive Zoning Map Process, which Baltimore County undertakes every four years, has passed. November 1st brought an end to re-zoning fever, and resulted in nearly 500 requests from developers, land owners and community organizations seeking new zoning designations so as to develop properties throughout the County. (The Planning Board can add issues through November and the County Council can add issues through mid-January, so likely there will be more than 500 "Issues.")

Now we are in Phase Two, which means the County planning staff is now weighing each re-zoning request. As our Ruxton-Riderwood-Lake Roland area neighborhoods are principally in the 4th councilmanic district, county planner Laurie Hay studies most of our issues; while planners David Green (2nd district) and Bill Hughey (3rd district) also have oversight, in our western- and northernmost neighborhoods. Their review ends at the end of January; the planning staff report goes to the Planning Board February 1st.

Throughout April during Phase Three, the Planning Board will hold district-by-district hearings, inviting public comment on every issue. The Planning Board consists of people appointed

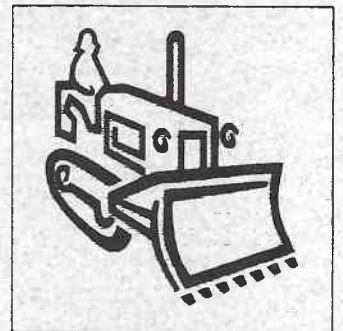
by the county council and the county executive to examine land issues. The Planning Board will send its official recommendations on the 500+ zoning changes to the County Council in July.

Most of our RRLRAIA neighborhoods are in Councilman Wayne Skinner's district, with Kevin Kamenetz (2nd) and Bryan McIntire (3rd) having the final say on zoning issues to the west and north. During the fourth and final phase, the county council also holds hearings. In mid-October it is their final votes which decide what the 500+ zoning designations shall be, and therefore where bulldozers will be altering neighborhoods.

The RRLRAIA works hard to head-off zoning changes detrimental to our community. We are lucky in the extent to which our three county councilmen fully comprehend the significance of zoning changes. Whereas new development benefits the pocketbooks of property owners and of developers, and it swells the county's coffers which pay for services, it can alter the quality of life in neighborhoods for the worse and it chews up open land.

Both Councilman Skinner and the RRLRAIA are taking an interest in improving the hodgepodge development on Charles Street north

of Stevenson Lane, an idea spearheaded by Adam Gross, Mark Caplan, Neil Meyerhoff and their Woodbrook neighbors. Considerable attention is being paid to Sheppard Pratt's request for commercial zoning. Both Councilman Kamenetz and the RRLRAIA are examining the Potts & Callahan tract re-zoning and development plans which affect the Pleasant View and Scott Settlement neighborhoods. Councilman McIntire and the surrounding residents are trying to keep a lid on over-development at Greenspring Station. There are many more hotspots where the RRLRAIA will need to weigh in (please see table on the following page). Stay tuned. We will need your help.



**Comprehensive Zoning Map Process  
Issues Raised for 1999-2000 of Interest to RRLRAIA**

District- Issue Number	Owner or Occupant	Address	Existing Zoning/ Acres	Requested/Zoning Acres (see key on page two)
2-011	Sigfried Gerstung	1400 Coppermine Terrace between Falls Road & JFX	MLR	11.8 ML 11.8
2-012	Rockland Mills Assoc.	2201 Old Court Road	DR1	0.5 RO 0.5
2-029	Continental Realty Corp.	w/s Falls Road 600' s of Hollins Lane	DR 3.5 MLR	12.7 <u>8.3</u> 21.1 MLR 3.7 ML 17.4 21.1
2-046	Peter Jones	6320 Falls Road 300' sw of Old Pimlico	ML-AS	0.5 BR or ML-IM 0.5
2-048	Kathryn & Nicholas Belitsos	6302 Falls Road Shoemaker & Falls	ML	0.7 BR 0.7
3-029	Various Owners	Greenspring Station Joppa and Falls	DR16 BL OR1 BM	1.8 13.5 13.0 <u>17.0</u> 45.3 O3 45.3
3-085	Foxleigh	Falls @ Greenspring Valley Road	OR1 BM	0.5 <u>11.2</u> 11.6 BM 11.6
4-016	Royal Farms Store	1630 W. Joppa Road	BL-AS	0.4 CB or BL 0.4
4-017	State Highway Land	SE side of Falls Road at Joppa Road	BL CR DR1 RO	3.3 O3 3.3
4-021	Joseph Soley	6303-6321 N. Charles St.	DR3.5	4.0 OR2 OR1 BR BM BL 4.0
4-034	John Hatfield Jr.	10501 Falls Road opposite Hillside (Valley Inn)	DR1	6.6 BL 6.6
4-035	Sheppard Pratt	6501 N. Charles Street	DR2	38.6 OR2 38.6
4-039	Various Owners	6201-6229 N. Charles Street	BL-AS	4.9 BLR 4.9
4-040	Riderwood Village	8012 Bellona Avenue	BL	0.7 BLR 0.7
4-051	Henry J. & Mary Anne Knott	2100 Joppa Road	DR1	15.0 DR2 15.0
4-066	Various Owners	7615-7713 Bellona Avenue	BL-AS	2.2 BL 2.2

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**Annual Bon Fire  
Sunday,  
December 19  
4 p.m.**

21204-3636 31

## PLANNING AHEAD — 2010

How will our community look in 2010? Will it have the same look and feel? What changes would be welcomed? What aspects should be safeguarded?

If we could plan ahead, how would the future look for our community?

These are critical questions which require thoughtful answers. And planning ahead is an essential part of the on-going process of safeguarding our community. Consequently, the RRLRAIA board has concluded that a new, updated community plan will be an essential tool in the coming years.

Writing a comprehensive Community Plan requires numerous hours of data collecting, issue identification,

analysis, problem solving, writing and finally presentation to the County Council. In light of the magnitude of this project, it has been determined that a professional planner would be a welcomed asset in facilitating the process.

At this time, the Board is pleased to announce plans to work with such a planner. In the months ahead, the community will have an opportunity to meet with him to discuss ideas and concerns. A survey to be mailed to each household is also planned. Whether your concerns involve commercial encroachment, traffic and pedestrian safety, storm water management, or land conservation, just to name a few, your insights will be a valuable asset to the com-

munity. No previous experience is needed to become involved.

Look for opportunities to participate in the development of this Community Plan. Plan to attend a RRLRAIA sponsored meeting with the planner. Look for your survey in the coming months. Call Peggy Squitieri at 410-377-4700 and let her know of your interest in volunteering.

How will our community look in the year 2010 and beyond? That all depends to a large degree on how we as a community would like it to look. By planning ahead, we can insure the best possible results. Plan to become involved.

