



BULLETIN



Vol. 2—No. 1

February, 1973

Lake Roland: "The End of the Beginning"

Special Report Of Johnson Committee

January, 1973, marked "The end of the beginning" in the program your Association has undertaken for the preservation and restoration of Lake Roland. In December, officials from Baltimore City and Baltimore County appropriated \$18,000 (\$9,000 each) for a comprehensive engineering study to be made of Lake Roland. This study — to be made by Whitman, Requardt, & Associates — will begin in early February 1973.

I. THE BEGINNING

"The end of the beginning" means that phase I of this project is completed. It has been a long "beginning" that started over two years ago with the Goucher College survey of the Lake.

In the last two years your Association has conducted an extensive program related to Lake Roland — a program that has included:

(1) Circulation and evaluation, with Goucher College, of a questionnaire to determine our community's knowledge and attitudes about the Lake.

(2) Monitoring, by the Lake Roland Committee, of "trouble spots" and violations of pollution — sediment control laws along streams feeding into the Lake. This activity extended to a cooperative program with Towson State College in stopping sediment runoff through the Towson Run. Areas with greater problems and less cooperation from the violators were excavation activity on the Sobeloff property (Charles Street and the Beltway) and by the Rockland Bleach & Dye Co. along the Jones Falls. Board members Gordon Croft, Erroll Hay, and Mrs. Arthur Hooper have been particularly helpful in this monitoring program, as have community residents Ann Wilder and Dr. James Hitzrot.

FLOOD CONTROL IMPORTANT

(3) Following the Agnes floods of June, 1972, your Association worked closely with the Jones Falls Valley Industry Association to obtain State and Federal support for flood control for Lake Roland, its dam and areas further down the Jones Falls Valley.

Meetings with Hon. Vladimir Wahbe, Maryland Secretary of Planning, and other government officials were held.

(4) For the past two years, representatives from your Association participated in approximately 25 meetings with Baltimore City, Baltimore County agencies and officials to explain that "crisis of Lake Roland" and to enlist positive action by local government to stop the decay and pollution. These meetings culminated last fall in a series of conferences with Baltimore County Executive Dale Anderson and Baltimore's Mayor William Donald Schaefer, and the subsequent signing of a joint contract with Whitman, Requardt for an engineering study.

WATERSHED FOUNDATION

Association representatives who have participated in these meetings are Board members S. James Campbell, Dorsey Yearley, T. Talbott Bond (Association President), George S. Wills (Lake Roland Committee Chairman), and our consultant, Dr. M. Gordon Wolman, Chairman of The Johns Hopkins University Environmental Sciences Department.

(5) Formation of The Lake Roland Watershed Foundation has been completed, including the drafting of a charter for this Foundation. Approval for a tax-exempt status by IRS is pending.

(6) Through efforts of your Association and the Maryland Environmental Trust, contact was made last year with the Ellicott Machine Corporation and its President, Herbert Bure. An offer of free dredging services has been made by Ellicott Machine. This offer will be incorporated in the engineering study report.

II. ENGINEERING STUDY

Announcement of the Lake Roland engineering study was made in December and is appropriately reported in the following article from The Sun of December 9, 1972, a copy of which is reprinted in full elsewhere in this Bulletin.

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The third report of the Special Committee entrusted with the responsibilities of considering the development of the Johnson Property has been mailed not only to members of the Association but to residents throughout the entire Ruxton-Riderwood area. This report explains in detail with the use of comparative charts a plan of development including changes agreed to by Rouse-Wates, Inc., developer of the tract.

An important concession by the company is the elimination of the proposed office buildings. Also the "Village Center" for retail stores and shops has been substantially reduced in size. The overall proposal for commercial density has been reduced from 300,000 sq. ft. to 33 acres (two years ago) to 200,000 sq. ft. in 19.3 acres (fall, 1972) to 80,000 sq. ft. in 9.4 acres (Jan. 1973). A request will be made from reclassification from BL to DR 16 of so much of the "Village Center" area as to be used for parking rather than for actual building construction. It is expected that this will reduce the total BL area from 9.4 to 4.5 or 5 acres.

The special charts give a clear picture of all data with modifications in the overall program of development. These charts, therefore, are reproduced on the last page of the Bulletin.

The exhaustive and thorough reports of this Special Committee are the result of time-consuming effort in thoroughly checking and analyzing all details of its important assignment. Reference must be made to the series of meetings and conferences held by the committee since early fall through January of this year in order to appreciate the volume of the work accomplished.

The Special Committee notes in a concluding comment of its last report that it is "favorably impressed with the reductions in the Rouse-Wates proposal and will review the matter with the Board of Governors prior to a final decision by the Board."

"END OF BEGINNING"

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III. WHAT IS NEXT?

Once the 90-day engineering study is completed (by May or June, 1973), your Association — indeed, the entire community — will press for action by local government to implement the study's recommendations. While the technical details of those recommendations are not yet determined, there is little doubt that sediment control will be critically needed.

A program "to save the Lake" will cost money — whether that program includes construction of sediment control basins, dredging — or a combination of both, plus annual cleaning.

Your Association will be actively working to obtain the necessary budgetary appropriations from Baltimore City and Baltimore County to reduce existing sediment levels and control future pollution.

We are discussing the possibility of participation by the State of Maryland in the Lake's pollution control program. Delegate C. A. Porter Hopkins and others are examining the available options in this area.

In addition to working with local governments that heretofore have been highly cooperative and supportive concerning Lake Roland, your Association will be working in the coming months to develop a program for the Lake Roland Watershed Foundation. We hope that these efforts will mark the "beginning of the end" of the long efforts to save our community's most valuable natural resource.

Walking At Lake Roland

Walking the trails at Lake Roland seems to be a pleasant relaxation for people who are interested in the out of doors and enjoy such recreation in a rugged setting without traffic interference. One popular hiking path starts near the bridge of Roland Run at Club Road, skirts the shoreline of Lake Roland for a short distance, then heads west along Jones Falls to the old railroad bridge trestle spanning the stream, a distance of almost two miles.

Scenery is varied with an assortment of forest trees — towering oaks, beeches, hickorys and maples, all in a setting of vine-clad hills. Birds of many species abound in the wooded fastness, including kingfishers and egrets. Wild ducks use the lake and its estuaries as a stopping place. At dusk one may occasionally hear the lugubrious call of a hoot owl.

Walking as a recreation, and an aid to health and body, cannot be too highly extolled.

NEW MEMBERS OF ASSOC. SINCE OCT.

Interest in the problems of the Lake Roland-Riderwood area is noted with the increase in membership by new as well as older residents of the community. This growing support of the work of the association is recorded with a sense of encouragement that the future of the community depends upon unified assistance from the general populace of the neighborhood.

Following is a list of new members since early November, 1972:

Mrs. Salter Ainsworth
Mrs. Wanda Albert
Mr. & Mrs. R. N. Blakey
Dr. & Mrs. Turner Bledsoe
Mr. & Mrs. Kemp Byrnes
Dr. & Mrs. Newland E. Day
Mr. & Mrs. E. N. de Russy
Col. Frank Dunnington, U.S.A.F.
Mr. & Mrs. Benjamin G. Egerton
Mr. Charles C. Emmons, Jr.
Dr. & Mrs. Michael H. P. Finn
Mr. Kenneth W. Fowler
Mr. & Mrs. David L. Gaudreau
Mr. & Mrs. J. Louis Gavin
Mrs. M. Robert Gemmill
Mr. W. Richard Green
Mr. & Mrs. Norman D. Greene
Mr. George E. Hardy, 3d
Mr. & Mrs. Louis Hargrave
Dr. E. Henry Hinrichs, Jr.
Mr. & Mrs. Bowman Hood
Mr. & Mrs. Philip Hudson
Mr. James S. Johnston
Mr. & Mrs. Thomas S. Kerr
Dr. Christian R. Klimt
Mr. & Mrs. L. A. Krebs
Mr. & Mrs. John Lambrecht
Mr. & Mrs. Floyd Lankford, 3d
Mr. & Mrs. Benjamin F. Lucas, 2d
Mr. Joseph J. Luddy
Mr. Emmett C. MacCubbin
Mr. William J. McFeely, Jr.
Mr. & Mrs. R. Taylor McLean
Mr. & Mrs. George C. O'Connell
Mr. & Mrs. John C. O'Connor
Dr. & Mrs. Charles O'Donovan, 3d
Mr. & Mrs. George A. Porter
Mr. E. P. Rahe
Mr. & Mrs. William Richardson
Mr. F. C. Rienhoff
Mr. & Mrs. John L. Rock
Mr. & Mrs. Herbert Sadtler
Mrs. Charles F. Schmitt
Mr. Morton D. Shavit
Mrs. Benjamin B. Shewbridge
Dr. & Mrs. A. M. Silverstein
Mr. Julian Simmons

Mr. Harry B. Smith
Mr. & Mrs. C. M. Speed
Mr. & Mrs. Robert H. Swindell, Jr.
Mr. Laurance C. Swomley
Dr. Dean R. Taylor
Mr. J. Mallory Taylor, 3d
The Boys' Latin School
Rev. & Mrs. William W. Trumbore
Mr. & Mrs. Robb Tyler
Valley Construction Co., Inc.
Mr. & Mrs. David Warshawsky
Mr. & Mrs. J. Elmer Weisheit, Jr.
Dr. & Mrs. Alvin P. Wenger
Mrs. Roger S. Whiteford
Mr. Peter R. Wilkes
Mr. A. V. Williams
Dr. & Mrs. J. B. Zachary

NEW MEMBERS — JANUARY, 1973

Mr. Robert Beckstrom
Mr. & Mrs. John M. Cook
Mr. Edward C. Doherty
Mr. & Mrs. Charles D. Flagle
Mr. & Mrs. William F. Heckner
Mr. & Mrs. Walter J. Ives
Mr. & Mrs. M. F. Jones
Mr. & Mrs. Joseph F. McAdam, 3d.
Mr. & Mrs. Thomas R. Miller
Mr. & Mrs. Richard F. Mulligan
Mr. Frank S. Nixdorff
Mr. Arthur L. Rubecor
Miss Helen I. Schmidt
Mr. & Mrs. William Whitescarver

Increased Membership Enrollment Is Urged

Over 200 new members have been added to the rolls of the Ruxton-Riderwood-Lake Roland Area Improvement Association, according to the report of Richard W. Harper, membership chairman. This gain embraced the period from the latter part of October through November and December.

It must be pointed out, however, according to Mr. Harper, that there are over 2700 families living within the Ruxton-Riderwood area. Since the association now has over 800 members, it is obvious, the chairman explained, that there are still many residents who could support the work of the association by becoming members. Effective work of the association

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Membership Dues For 1973

INDIVIDUAL MEMBERSHIP \$ 5.00 A YEAR
FAMILY MEMBERSHIP 7.50 A YEAR
BUSINESS MEMBERSHIP 10.00 A YEAR

For membership, send check for appropriate dues, made to Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc., to 1304 Maywood Avenue, Baltimore, Md. 21204.

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depends upon full co-operation from the entire community.

There are three types of membership available: Individual \$5.00 a year, family \$7.50 a year and business \$10.00 a year. Fill out the attached application card now and send it, with your check, to the specified address.

Boy Scouts Plant Tulips At Ruxton Pharmacy

The Cub Scout Troop from Pack 921, Den 3, planted tulips in front of the Ruxton Pharmacy in the fall. The boys, Bill Sawyers, Gibby Hearne, Willie Howard, J. B. Howard, Stuart Johnston, Kent Croft and Harry Bond were all given candy by Thomas Parrish, owner of the store, and by Mrs. Thelma Fishpaw, member of the sales staff.

Treasurer's Report Shows Increase

A report by the treasurer, William B. Sawers, Jr., showed a total cash balance of \$8,526.12 as of January 15, 1973. Despite increased expenses due to the expanded program of the association, including the publication of the Bulletin, there was a total balance as of January 15, 1972, of \$8,526.72 part of which is drawing dividends from savings accounts. It is felt that the increased membership has given the association a special advantage in the way of added revenues.

Special Report Of Traffic And Roads Committee

Members of the traffic and roads committee under the direction of Robert L. Randolph, chairman, have been investigating a number of problems relative to the general welfare of the community. A special request has been made to the Baltimore County Department of Traffic to re-study the entire traffic control system at the Ruxton road-Bellona avenue bridge. This intersection involves an acute traffic problem because of the phenomenal increase in motor traffic during recent months.

Also the committee conferred with the Bureau of Highways to assist residents of Darnall road in understanding the high quality characteristics of the new surface as opposed to the old surface.

As a result of constant heavy rains residents of Ruxton who live in the low area near Roland Run have had to cope with flooding problems. The committee made it a point to visit these homeowners to render any assistance possible with their problems.

Engineering Study Approved For Lake Roland Project; Funds Alloted By County-City Authorities

Lake Roland with its environmental problems of sedation and pollution has finally gained the attention of officials both in the county and city as plans for cleaning up that area gained approval with the announcement that an appropriation of \$18,000 has been allotted to make the preliminary studies as a prelude to the actual clean up program, a project involving considerable financial outlay under experienced engineering supervision.

A feature article of The Sun of December 9, 1972, written by Anthony Barbieri, Jr., of the Towson Bureau of that paper, give a comprehensive resume of the Lake Roland situation, citing the need for official action regarding rehabilitation of the lake. Following is a reprint of this article in full:

Both the city and Baltimore county governments have formally appropriated their shares of an \$18,000 joint survey to find ways of cleaning up environmentally threatened Lake Roland.

The lake is part of Robert E. Lee Park, a 450-acre site owned by the city but in the Ruxton-Riderwood area of Baltimore county.

Filling with sediment

Environmentalists have warned that the lake, which is filling with sediment washed down from rapidly developing areas of the county, may become nothing more than a swamp in the next 15 years, unless steps are taken to save it.

The joint city-county engineering study, according to T. Talbott Bond, head of the Ruxton-Riderwood-Lake Roland Improvement Association, is "a positive, tangible first step toward saving Lake Roland from filling up with sediment and from other forms of pollution."

Efforts to save the lake have been led almost wholly by the Ruxton-area community group, which has been pressuring both the city and county administrations and parks boards to take action.

Schaefer-Anderson decision

The announcement of city approval of its \$9,000 share of the study was made by Mr. Bond and George S. Wills, the president of the Maryland Environmental Trust. The county approved spending its share of the money about six weeks ago.

The agreement to co-operate in cleaning up the lake was reached at a top-level meeting between Mayor Schaefer and Dale Anderson, the county executive, in September in Towson.

According to Mr. Wills, the study is expected to take from three to four months to complete.

County public works officials said the study will be "preliminary and general" — or a prelude to further, more detailed studies that will actually blueprint corrective steps to be taken.

City engineering firm

The study will be conducted by Whitman, Requard and Associates, a Baltimore engineering firm.

Whether the co-operation between the city and the county on the relatively inexpensive preliminary study extends to more costly matters like actually cleaning up the lake still remains to be seen.

Mr. Wills, for example, said yesterday that "the big chunk comes after the study when the commitments have to be made for large (amounts) of dollars."

One hopeful sign is an offer by the Ellicott Machine Company to provide equipment and expertise to dredge the lake and dispose of the silt at virtually no cost to the public.

Association Committees Serving For Year

Six standing committees and one special committee now have charge of various problems in connection with the work of the Ruxton-Riderwood-Lake Roland Area Improvement Association. These committees were appointed by T. Talbott Bond, president. The Johnson Property Committee is listed in a separate article.

Membership Committee

Richard W. Harper, 1800 Indian Head Rd., 04 821-6813, Chairman
Alexander Y. Hoff, 7902 Ellenham Ave., 04 821-1716
M. Jenkins Cromwell, 1932 Old Court Rd., 04 825-2882
William B. Sawers, Jr., 1204 Lake Falls Rd., 10 377-6986

Traffic, Roads,

Neighborhood Committee

Robert L. Randolph, 2 Malvern Cr., 04 823-7515, Chairman
S. James Campbell, 1904 Indian Head Rd., 825-2704
Robert M. Rogers, 1)6 Malvern Ave., 04 825-0468
James W. Hundley, Jr., 305 Greenwood Rd., 04 823-2937
Samuel C. Williams, 1902 Ruxton Road, 04 823-8458

Zoning Committee

Phillips L. Goldsborough, 3rd, 1806 Circle Rd., 04 823-2852, Chairman
D. Heyward Hamilton, 1051 Carrollton Ave., 04 823-4663
Geary L. Stonesifer, Jr., M.D., 7822 Ruxwood Rd., 04 823-0777
James W. Hundley, Jr., 305 Greenwood Rd., 04 823-2937

Richard G. MacGill, Jr., 1725 Malvern Ave., 04 828-5707
Mrs. Hugh E. Kabler, 1101 Malvern Ave., 04 823-5989

Publications and Advertising Committee

Edwin K. Gontrum, 7509 Club Road, Box 85, Riderwood, 21139, 823-9180, Chairman

Communications Committee

Richard G. MacGill, Jr., 1725 Circle Rd., 04 828-5707, Chairman
John H. Mulholland, M.D., 1317 Walnut Hill Lane, 04 828-1811
A Pitts Robinson, 7810 Chelsea St., 04 825-7518

Mrs. Geary L. Stonesifer, Jr., 7822 Ruxwood Rd., 04 -823-0777

Lake Roland Committee

(Board Members only)

George S. Wills, 7914 Sherwood Ave., 04 823-9423, Chairman

Rodney J. Brooks, 6011 Hollins Ave., 10 377-8369

Mrs. Arthur U. Hooper, 1100 Copper Hill Rd., 04 823-8559

Erroll B. Hay, Brookside Lane, Box 24, Riderwood, 21139 825-3724

L. Gordon Croft, 7503 Club Rd., 04 821-5614

G. Robert Davidson, 8105 Rider Ave., 04 823-7070

Dorsey Yearly, 1002 Rolandvue Rd., 04 823-8824

S. James Campbell, 1904 Indian Head Rd., 04 825-2704

Berwick Road Right Of Way Case Is Settled

William N. Finley, Jr., defendant and co-plaintiff in the suit filed by Earnshaw Cook for the use of the unimproved roadbed across the front of the Finley-Mudge properties was notified by the Court of Appeals through his attorney, Gordon Peltz, that the appeal filed by Cook's last lawyer, Franklin Allen, had been withdrawn as of October 20, 1972, at the latter's request. Judge Albert Menchine had ruled previously that this strip of unimproved land was part of the Finley and Mudge lots of 1200 and 1201 Berwick Road and was in no way to be considered a public right of way.

This decision by the higher court brought the case to a very satisfactory conclusion, a welcome victory to nearby neighbors in the several blocks of Berwick Road and those residents living along the four sides of the 12 acre Earnshaw Cook site.

Legal costs entailed during the years to fight the case totaled \$1750.00. A contribution of \$300.00 was made by the Ruxton-Riderwood-Lake Roland Improvement Association, while the balance of the costs came from homeowners around the property. James W. Hundley, one of the concerned residents, was most helpful throughout the litigation.

Communications Committee Files Detailed Report

Since the last printing of the Bulletin, the Communications Committee has been in touch with a number of neighboring Improvement Associations which are involved in various zoning actions.

Representatives from our Association have met twice during the last several weeks with the Old Court-Greenspring Association to discuss the proposed plans of the Rouse Company to develop the Johnson Property at Falls Road and Old Court Road. The impact of this development on the area of the two associations was discussed. No definitive action was taken as a result of these meetings; however, the exchange of ideas was beneficial to both groups. The two associations will continue to maintain close communications.

With regard to the Joseph L. Soley property, which is located south of Bellona Avenue on the east side of Charles St., the Murray Hill Association has been opposing the request for changing the zoning from DR 3.5 to Business Local. In addition, there has been a zoning error which the association is attempting to have rectified. A hearing was held before the Zoning Commissioner in early October. At this point, the association has not been advised of any decision resulting from this hearing.

Rezoning Opposed

The Riderwood Hills Association has been actively opposing the rezoning of the Strickland property located at the southeast corner of Charles Street and the Beltway. The request has been to have the property changed from DR 16 to Business Local. It is understood that the plans call for the construction of a

200,000 sq. ft. office building with retail space on the lower level. The Riderwood Hills Association, which was well represented at the hearing before the Baltimore County Board of Appeals on January 4, has now engaged the services of an attorney, the plan for special legal assistance recommended by our Association. An additional hearing is scheduled for February 22 at which time witnesses for the Riderwood Hills group will testify. The Riderwood Hills Association is most grateful for the guidance and monetary support given by your association.

The Seminary Valley Council, which is made up of six associations, has been opposing the rezoning of the property owned by the Williams Constructions Company, Inc., southwest of Timonium Road at Route 83. Plans call for a regional shopping center. On December 15 the Zoning Commissioner upheld the existing zoning of DR 2 and DR 3.5. It is understood that on December 28 th Williams Construction Company filed for a hearing before the Board of Appeals. At this point, no date has been established for the hearing. In the same general area there has been a request by the owners of the Timonium Drive-In Movie Theatre to have the zoning of that property changed from light manufacturing to Business Major. Consideration has been given to using the property for a department store complex. Two of the associations making up the Seminary Valley Council are reviewing the proposed zoning with a thought toward formulating opposition.

Richard G. MacGill, Jr.
Chairman

Plans Townhouse Condominiums New Riderwood Project

An exclusive condominium community to be called Thorton Wood is presently under construction at the corner of Thorton and Joppa Roads. The developer calls for construction of 40 2 story colonial townhouses on the 11.5 acre site zoned 3-5. White Construction Company of Monkton, Maryland has been designed the general contractor. Martin Properties, Inc., 1107 Kenilworth Drive, Riderwood, has been appointed the sales agency.

The homes will be 3 or 4 bedrooms with or without garages. Each will feature a sunken living room with fireplace, separate dining room and kitchen, 2½ baths, library and-or den and private patio in the backyard.

The word "condominium" as applied to Thorton Wood is private ownership

of an individual townhouse together with a proportionate, undivided ownership interest in the common elements which include the eleven and a half acres containing a swimming pool, lawns, cabana house, tennis court, sidewalks, parking facilities, driveways, street lights, etc.

Construction work at the moment on the condominium project work is creating minor traffic problems at the present with the annoyance of some dust and mud on Thorton Road, but this situation will be alleviated as major construction proceeds under favorable weather conditions. It is hoped that most of the condominium units will be completed by early spring. The condominium project will perhaps finalize any further development in the area.

Meetings Of Rouse-Wates Special Committee Listed

Committee meetings regarding the Johnson-Rouse-Wates Company project building program have been a paramount assignment the past several months on the part of the special committee appointed by President Talbott Bond of the Association in an effort to work out some reasonable plan of development that would possibly meet with the approval of the community. The following schedule of committee meetings is listed as a detailed record of the number of conferences and discussions participated in by the special committee:

The Johnson Property Committee met on September 11th with representatives of the Rouse-Wates Company.

September 18th, The Ruxton-Riderwood-Lake Roland Improvement Association Board received a report from the Johnson Property Committee.

October 23rd, The Association Board received a report from the Johnson Property Committee.

November 11th, The Johnson Property Committee met with representatives of the Old Court-Greenspring Association.

November 13th, The Johnson Property Committee met with representatives of the Rouse-Wates Company on a revised plan for the development of the Johnson Property.

Revised Plan Presented

November 27th, The Association Board received a report from the Johnson Property Committee and saw the revised plan from representatives of Rouse-Wates Company.

Monday, December 11th, the Johnson Property Committee again met with representatives of the Old Court-Greenspring Committee.

Wednesday, December 13th, the Johnson Property Committee met to decide upon further negotiations with Rouse-Wates Company.

Saturday, December 16th, the Johnson Property Committee met in negotiation with representatives of Rouse-Wates Company.

Monday, December 18th, the Johnson Property Committee met to compose a special letter to our community detailing the revised proposed development by Rouse-Wates of the Johnson Property.

Monday, January 8th, the Johnson Property Committee met with Arthur Waxter, Peter Christie, Fred Bryant, and Herbert Williams who, with the exception of Herbert Williams, were leaders of the Action Council which opposed the Rouse development plan a year and a half ago.

Monday, January 15th, The Association Board received a report from the Johnson Property Committee.

Monday, January 22nd, the Johnson Property Committee again met in negotiations with representatives of Rouse-Wates Company and received their reduced Johnson Property development plan resulting from negotiations.

Wednesday, January 24th, the Johnson Property Committee met to send out a letter, the third report on the development of the Johnson Property by the Rouse-Wates Company.

Johnson Property Committee

Phillips L. Goldsborough, 3d, Chairman, 1806 Circle Rd., 823-2852
T. Talbott Bond, 1846 Circle Rd., 828-8096

S. James Campbell, 1904 Indian Head Rd., 825-2704

M. Jenkins Cromwell, Jr., 1932 Old Court Rd., 825-2882

Richard W. Harper, 1800 Indian Head Rd., 821-6813

Richard G. Macgill, Jr., 1725 Circle Rd., 828-5707

John H. Mulholland, 1317 Walnut Hill La., 828-1811

Robert M. Rogers, 1006 Malvern Ave., 825-0468

Geary L. Stonesifer, Jr., 7822 Ruxwood Rd., 823-0777

George S. Wills, 7914 Sherwood Ave., 823-9243

Dorsey Yearley, 1002 Rolandvue Rd., 823-8824

Former Meeks Oles Tract Zoning Is Challenged

The Association has filed suit in the Circuit Court for Baltimore County challenging the zoning on the former Oles and Meeks property. This property is on the north side of Ruxton Road west of the Ruxton Township Apartments and contains 5.6 acres.

Until the adoption of the recent zoning maps, it was an R. 20 zoning classification. While the new zoning maps contained most of the property in a D.R. 2 zone, (roughly equivalent to the R. 20 zone) a portion of the property was indicated as being in a D.R. 16 zone. This means that the property could be improved with a total of 18 units as compared to 11 dwelling units if the entire tract was in a D.R. 2 zone.

The Association has alleged that the zone was arbitrary and instead of following property lines, the Office of Planning and the County Council simply drew a straight line from the northwesterly corner of the Ruxton Township property to a point opposite the center of Club Road with the result that approximately one-half acre of the

Oles-Meeks property was included in a D.R. 16 designation.

The property has been sold and is now owned by Davis and Hope, Inc. Both the present owner and the County take the position that the determination of the zoning line was a proper legislative function but since it permits increased density on the land involved the Association has determined to press the matter for a hearing in an effort to prevent any increased density in the area. It is anticipated that the case will not be scheduled until two or three months from the present time.

President Bond Cites Vital Problems

Your Association is involved in a number of projects at this time, such as the zoning problem of the Webb property and Lake Roland. However, the over-riding issue of the day is the proposed development planned by Rouse-Wates for the Johnson property.

The ten members of the Johnson Property Committee who have gained experience and knowledge from being involved in this same issue two years ago are making every effort through negotiations, numerous meetings and deliberations with people of all points of views to come up with a reasonable and sound recommendation on the Johnson Property for the Board of this Association.

Members of this special committee appear elsewhere in this Bulletin.

Talbott Bond
President

MUSKRAT HUNTING AT LAKE ROLAND

The boy was equipped with high rubber boots. He was standing in shallow water of Roland Run just below the bridge over Club Road. The current was flowing swiftly as a result of recent rains and the wind was blowing out of the north in freezing temperature. Time about 4:30 P.M. Jan. 24. The youth had a box in which reposed several queer looking contraptions, and these objects were being deposited under the water near the east bank of the stream.

When asked the purpose of such manipulations, he explained that he was setting muskrat traps. "And there are plenty of muskrats hereabouts," he said with an air of authority. "Winter is the best time to catch 'em."

The young trapper, a student at Dumbarton School, was twelve years of age with long flaxen locks that waved in the wind. His helper, a boy about ten, cautiously handed out equipment from shore. Informed that trapping muskrats in Lake Roland is

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illegal, the youthful pair disclaimed any knowledge of such a prohibition. What use will be made of the furs from the trapped animals — decorations for hunting jackets Daniel Boone fashion?

Riderwood Post Office Shows Business Gain

Since the closing of the Ruxton Postoffice last July, the Riderwood Postoffice has shown a continued growth in business. The office reported a one-third increase in stamp sales for the Christmas holidays. Special Christmas stamps sold totaled over 120,000. Parcels and regular mail at the office now show over a fifty per cent increase. This mounting detail of work is being handled by Charles Taylor, postmaster; Mrs. Edna Pruitt and Mrs. Ruth Woolf.

Fortunately there are excellent parking facilities near the postoffice. Some mornings cars are lined up for a half block just off Bellona avenue facing the railroad tracks. The three members of the Riderwood Postoffice staff are to be commended for their efficiency and friendly co-operation.

Baltimore County Courthouse

Separation of Baltimore County from Baltimore City became effective July 4, 1851. Towsontown was chosen as county seat by popular vote February 3, 1854. The courthouse of local limestone and marble was completed in 1855 at a cost of \$30,000.00 It was enlarged in 1910, 1925 and 1958.

The Ruxton-Riderwood-Lake Roland Area Improvement Association
1304 Maywood Avenue, Towson, Md. 21204

PROPOSED COMMERCIAL DEVELOPMENT

	Two Years Ago	Fall, 1972	January, 1973	(After most recent negotiations with Committee)
Office Buildings (Northeastern part of property)	200,000 sq.ft.	100,000 sq.ft.	None	
Village Center A. Retail Shops and services	60,000 sq.ft.	60,000 sq.ft.	50,000 sq.ft.	
B. Office Space	40,000 sq.ft.	40,000 sq.ft.	30,000 sq.ft.	
BL Zoning (business local)	33 acres	19.3 acres	9.4 acres*	(with future planned reductions)

PROPOSED RESIDENTIAL DEVELOPMENT

	Two Years Ago	Fall, 1972	January, 1973
Dwelling Units	1125 rental apartments	788 garden apartments and townhouses, half for sale, half for rental	988 garden apartments and townhouses, half for sale, half for rental
Density	3.03 units/acre	2.1 units/acre	2.66 units/acre
Zoning Classification			
DR 16	23.9 acres	0	0
DR 10.5	0	46 acres	66 acres
DR 5.5	169.2 acres	0	0
DR 2	3.2 acres	0	0
DR 1	141. acres	305.2 acres	294.9 acres
Undeveloped open space	245. acres (70% of the land)	264. acres (71% of the land)	252. acres (68% of the land)

*Rouse-Wates has agreed to a further reduction of the BL acreage for the Village Center during the zoning cycle beginning in the fall of 1973. A request will be made for reclassification from BL to DR 16 (with a special exception for parking) of so much of the Village Center area as is to be used for parking rather than for actual building construction. It is expected that this will reduce the total BL area from 9.4 acres to approximately 4.5 or 5 acres.

AREA CAPTAINS

Area 1 - Robert M. Rogers, 1006 Malvern Ave., 21204	825-0468
Area 2 - Robert L. Randolph, 2 Malvern Ct., 21204	823-7515
Area 3 - William B. Sawers, Jr., 1204 Lake Falls Rd., 21210	377-6986
Area 4 - Erroll B. Hay, 3d, Box 24, Riderwood, Md., 21139	825-3724
Area 5 - D. Heyward Hamilton, 1501 Carrollton Ave., 21204	823-4663
Area 6 - James W. Hundley, Jr., 305 Greenwood Rd., 21204	823-2937
Area 7 - G. Robert Davidson, 8105 Rider Ave., 21204	823-7070
Area 8 - Geary L. Stemesifer, Jr., M.D., 7822 Ruxwood Rd., 21204	823-0777
Area 9 - Richard W. Harper, 1800 Indian Head Rd., 21204	821-6813
Area 10 - Mrs. Arthur U. Hooper, 1100 Copper Hill Rd., 21209	823-8559

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