



# BULLETIN



Vol. 3—No. 4

November, 1974

## Zoning Reclassifications Threaten Community

By J. M. Dryden Hall, Jr.

Never in recent years has our community been so threatened by a rash of applications seeking reclassification in zoning governing strategic parcels of undeveloped land within our community. If granted, any one of these applications would authorize the developer seeking such reclassification to construct high density apartment type complexes, thus permanently altering and marring the open and spacious feeling which for so long has characterized our residential area. Our Association has authorized its legal counsel to oppose all such applications the status of which herein will be reported. Such an undertaking - pitting our Association against the financially resourceful, profit motivated - developer applicants - is not without considerable cost to our Association in the form of legal fees for our counsel whose services are necessary if any effective opposition to these applications is to be maintained. A brief report concerning the status of each rezoning application follows:

### SOBELOFF PROPERTY

Following the conclusion of the hearing before the Board of Appeals consuming two weeks, the application of Excavation Contractors, Inc., for reclassification of the 31.5 acre tract located on the north side of Bellona Avenue just west of Charles Street to DR-16 was submitted to the Board for its determination. During the course of the hearing approximately 150 residents of the community appeared to signify by their presence their firm resolve to oppose this intrusion upon the character of this residential area.

In preparation for the hearings our counsel engaged engineers and planners in the fields of land use and development as well as appraisers, all of whom consulted with our counsel on a continuing basis and prepared various studies in preparation to testify at the hearing. At the hearing Applicants failed to offer any testimony to support a claim of hardship in developing the land under current zoning, moreover Applicant did not introduce as evidence any cost

studies or other factual information which would support its claim that the present zoning would preclude or impede the development and use of the property.

In support of the Association's protest, expert testimony was introduced by a member of the County Office of Planning and Zoning, County Traffic Engineer, representatives of the County's Department of Public Works as well as by numerous residents of the community. The hearing was concluded on October 31 and it is anticipated that several months will be consumed by the Board in its deliberations, at which time a written opinion will be filed.

### ROCKLAND BLEACH & DYE

This hearing seeking the reclassification of 4.1 acres located on the east side of Falls Road from DR 1 to ML was commenced on September 11 before the Zoning Commissioner and was attended by in excess of 50 members of the Association appearing in opposition to this application. In addition to those present there were in excess of 350 signatories upon the petition opposing this requested reclassification. After one day, the hearing was continued for further hearing until Wednesday, November 20, at 1 P.M. Several days before the hearing Applicant's attorney submitted a revised plan indicating that the Applicant's proposal had been changed from an intended warehouse use to a three story office building containing 10,500 square feet of floor space. It is noteworthy that in the event this application is granted, thereby attending a change in the zoning map for this area, it would not be unlikely that the Applicant will renew its efforts to rezone the southernmost portion of its property on the east side of Falls Road to DR 16 - such application having been defeated by the Association approximately a year and a half ago.

### STUMPP PROPERTY

This tract located on the northeast corner of the intersection of Joppa Road and Bellona Avenue was the

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## President's Report Cites Important Problems

As the new president of the Ruxton-Riderwood-Lake Roland Area Improvement Association, Richard G. McGill, Jr., believes that the coming year will be a crucial one in view of the many important problems constantly demanding the attention of the Association. Zoning matters, he explained, are always of major concern, affecting the welfare of the entire community.

And it is the duty of the Association, he pointed out, to be ever vigilant to changing government regulations to prevent infringement of the peace and quiet of the community as a residential neighborhood. The Lake Roland program initiated by the Association will continue to demand constant study and supervision in order to work out a proper solution to this vital project.

### ZONING MAJOR CONCERN

"The next twelve months," the new president emphasized, "will be extremely important to our community. During this period we shall learn whether we can effectively thwart major zoning changes which can adversely affect our community. Also we hope to learn whether work can begin on the preservation of Lake Roland.

"Zoning is a major problem this year. There are a number of requests for zoning changes that the Association is opposing. The ones that can have the greatest impact on the community involve Excavation Contractors, Inc., for a change that would permit the construction of a 500 unit apartment project on the Sobeloff

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## Maps Still Available

A limited supply of the maps of the third, eighth and ninth districts of Baltimore County (circa 1890) are still available. These maps were distributed to members of the Association at the annual meeting in May. The map can be purchased for 50 cents. Contact: Mrs. G. Lewis Sadtler, 823-2843.

# Lake Roland Committee Report, Views Now Sought

by George S. Wills

In a well-attended meeting held on September 30, Ruxton and Riderwood residents gave their views on the restoration and conservation program proposed for Lake Roland by Whitman, Requardt Associates. John Gillet, Director of the Engineering Study, summarized the report's findings at the meeting. The session was co-sponsored by the Ruxton-Riderwood Improvement Association and the Lake Roland Watershed Foundation.

Two weeks before the meeting, a special issue of "The Bulletin" summarized the Whitman, Requardt recommendations for silt removal and pollution control of the lake. The purpose of the community meeting was to afford residents the opportunity to question Mr. Gillet on the report's recommendations and express individual views on the siltation and other problems affecting Lake Roland.

W. Page Dame, president of the Lake Roland Watershed Foundation, presided at the meeting and emphasized that the Foundation was organized when it became apparent that Lake Roland was filling up with silt and that its future life could be limited by this serious problem.

Since its organization in June 1973, the Foundation has supported efforts begun by the Ruxton-Riderwood Association to obtain funds from Baltimore City, Baltimore County, and the State of Maryland for a restoration program.

## WILDLIFE PRESERVATION

George S. Wills, a Board member of the Lake Roland Foundation, emphasized that the directive given Whitman, Requardt was to recommend methods by which the Lake could be restored to its depth and condition of the early 1960's with as little disturbing as possible of the wildlife that has increased at the northern end. According to Mr. Wills, the efforts of both our Improvement Association and the Watershed Foundation are to:-

1. Reduce additional siltation of Lake Roland;
2. Preserve the wildlife established in the environs of the Lake;
3. Prevent flooding of the feeder streams into the Lake, of particular concern along Roland Run.

Mr. Dame and Mr. Wills noted that there are other views of what should be done to Lake Roland, ranging from complete dredging (leading to more intensive recreational use) to doing nothing, against time if we are to take any action, since the Lake will be beyond saving in several years. The basic objective of the Whitman,

Requardt report is dredging necessary only to maintain a reasonable waterflow, while preserving the maximum amount of the Lake's natural beauty.

## ENGINEERING STUDIES

In his discussion and through questions, Mr. Gillet developed the following information on the report:

A and B areas are old dredged silt piles from the 1897 maintenance dredging and the 1953 interception sewer dredging. These sites would again be used for the restoration dredging. Site A, near Bellona Avenue and the railroad tracks, would be used only during the initial dredging and then replanted. Site B, across the Lake on the Westside, would continue to serve as the staging area for the 3 year maintenance dredging. Some of the wooded area north of Site A might be removed. Strong feeling was expressed that removal of any woods in this area be kept to a minimum.

There are now 1,300,000 cubic yards of silt in the Lake. Until 1953, the Lake was silting at a rate of 16,000 cubic yards per year. During the 1953-57 period (Beltway and other construction), the Lake silted at a rate of 21,000 cubic yards per year with probably peak of 40,000 cubic yards per year. At present, the silting rate is slowing to the pre-1953 rate. At present the north end of the Lake would disappear in about 15 years and the entire Lake in 50 years, according to Mr. Gillet.

## HYDRAULIC DREDGING

According to the Whitman, Requardt report, the most effective way to remove the Lake's silt is by hydraulic dredging. The Lake would be dredged to its original cross section, approximately 10-14 feet depth. This means removal of 210,000 cubic yards silt. The increased depth would drop out. This redeposited silt would need to be removed by dredging every 3 years. To make room for this dredged silt, silt from Site B would have to be hauled away. The initial cost of the project would be \$523,000.00, based on September '75 completion. The 3 year maintenance dredging would cost \$93,000.00, based on '73 costs and assuming the silt had a market value. This cost is unsure at present. The initial cost will be paid by the City and County with matching money from State. The 3 years recurring costs would be budgeted in City and County tax funds.

The 3-year dredging would take from 4 to 6 weeks and remove approximately 60,000 cubic yards of silt. There would be no dust or odor problem based on other projects of a similar nature. The dredged silt would be safe to walk on two days after it

was deposited above water:

## ALTERNATIVES ANALYZED

There are three alternatives to the Whitman, Requardt plan:

1. Upstream retentive basins in the feeder streams--This plan was rejected by Whitman, Requardt because of higher cost and lack of suitable sites.

2. Setting basins further down lake--Since dredged silt would have to be taken to Sites A & B, the initial dredging cost would be higher.

3. Doing nothing--This is against the object of the study since the lake could largely disappear in 50 years. Also, residents would face possible development of the land created by silt as the lake disappeared.

Other views presented by Mr. Gillet:

1. Dredging the lake is necessary to prevent worsening of the flooding conditions on the feeder streams.

2. The dam is considered safe since it withstood Agnes. Flood control below the dam was not considered in the study.

The ultimate decision of what is done with the Lake will be made by the Baltimore City and Baltimore County governments. In large part, their final decision to spend the funds will be reflective of Community views and support.

## ALTERNATE PLAN

Donald C. Auten, who was associated with a 1971 Goucher College study of Lake Roland, presented an alternate plan to save Lake Roland, entitled "Dredging Lake Roland: A matter of Choice".

The portion of Mr. Auten's statement relating sedimentation to algae growth is as follows:

- "1. The problem-solution orientation of the Whitman, Requardt report is inadequate in that only a part of Lake Roland's serious problem is addressed and in that no comprehensive objectives or purposes for restoration are presented.

## ENVIRONMENTAL PROFILE

A. Restoration for what purposes? To what level of quality? That is, will dredging restore the lake so that the quantity and quality of intended activities will be maintained?

B. Siltation is only one part of a greater problem which is threatening the system. Sedimentation and nutrient enrichment have combined to accelerate the natural rate of eutrophication.

Eutrophication a process by which an abundance of nitrogen, phosphorus and other nutrients promote the rapid growth of noxious algal blooms,

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## LAKE ROLAND REPORT

(Continued from Page 2)

consuming all available oxygen and effecting plant and animal mortality. In the Lake Roland system algal growth from high nutrient levels is checked by sedimentation, which prevents sunlight penetration necessary for growth.

C. A detailed environmental profile of the Lake by the Goucher College Environmental program in 1971 found that 'total and fecal coliform (bacteria) counts exceed State of Maryland and U.S. Public Health standards and criteria for primary contact recreational waters, thus suggesting the possibility of water borne disease.' Also, 'there is an abundance of sewage fly larvae and sludge worms in Roland Run; these organisms are highly indicative of water polluted with human wastes.' Therefore, the report concluded that 'any attempt to alleviate siltation without attention to reducing nutrient inflow into Lake Roland will produce a noxious algal bloom.'

The dredging plan does not address the total eutrophication problem."

In order that further community views and ideas on the restoration of Lake Roland can be ascertained, residents are asked to send suggestions to-

"The Bulletin"

1304 Maywood Avenue  
Ruxton, Maryland 21204.

## Planning Board Supports Present Zoning Formula

At the hearing on Tuesday morning, October 29, before the County Board of Appeals in the case of the Excavation Construction Co., Inc., Rezoning appeal of the Sobeloff tract in Riderwood, Norman Gerber, Division Chief of the Planning Department of Zoning, read the following excerpt from a letter his department made objecting to any change in zoning of this property:

"The subject property is definitely oriented to existing cottage development along Bellona Avenue, not the apartment development at the intersection of Charles Street and Bellona Avenue at the Beltway. In addition to the five-single family dwellings along Bellona Avenue immediately to the east of this property, all development on both sides of Bellona Avenue for more than one-half miles to the west is of the more substantial, attractive, well-maintained single-family housing type of dwelling units.

"The Planning Board believes that the existing zoning represents the classification which is most in harmony with the low-density residential

character of the immediate area, that the present zoning is appropriate, and that the County Council was correct in adopting said zoning.

"It is therefore recommended that the existing zoning, DR 2 and DR 3.5, be maintained."

It is apparent that the above is a convincing opinion, based on a thorough analysis of all facts, and should prove an important factor in the formulation of the final opinion of the Appeal Board.

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## PRESIDENT'S REPORT

(Continued from Page 1)

property on Bellona Avenue; the petition by Stumpp Associates for rezoning to build 100 units at the 6.27 acre tract, Bellona Avenue and Joppa Road, and the request of Rockland Bleach and Dye for a zoning change to permit a three-story office building on Falls Road.

### LAKE ROLAND PROGRAM

"With respect to Lake Roland, a great deal of work and planning has taken place during the last three years in an effort to develop a means of preserving the lake. Through the perservance and leadership of George S. Wills, among many others, great strides have been made. The officials of Baltimore County and of Baltimore City have worked together and approved an engineering study; assistance has been offered by Ellicott Machine Corporation, C. J. Langenfelder and Company, and the Operating Engineers Union.

"Also the Lake Roland Watershed Foundation, Inc. has been established to coordinate the community efforts. Many people have donated a great deal of time and energy to get this project at its present level. Not one spoonful of silt, however, has been moved. Obviously, this is a year of decisions.

"Success in these two major areas will depend on the involvement of the entire community. It will be up to each of us to keep ourselves informed and involved so that any decisions taken in making changes, especially important regarding Lake Roland, can be determined on a well conceived and on an unemotional basis."

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## Joppa-Old Court Road Signs Now Restored

New signs and road markings have been installed by the county at the intersection of Joppa Road and Old Court Road. This is a particularly dangerous intersection, and it is hoped that these signs will improve safety for motorists and lessen the hazards of driving at this much used intersection.

## People's Counsel Law Approved by County

A new office, people's counsel, was approved overwhelmingly by the voters of Baltimore County at the election on November 5. This much needed legal service will help the public fight proposed zoning changes in the county.

In general, the counsel is charged with defending the comprehensive zoning maps and "representing the public interest" in zoning matters involving reclassification, variances and special exceptions. He is given the power to act as the public advocate in all steps of the zoning process, from hearings before the zoning commissioner to court appeals.

The community groups, which have borne the exorbitant costs of fighting major zoning cases, have enthusiastically advocated the extended powers provided by the charter amendment which received universal support with the overwhelming majority of 89,053 to 24,021.

Nominations for the position of People's counsel and also for members of the Baltimore County Planning Board, a policy now in the process of being considered by a number of improvement association in the county, should provide a formula for better government in these departments.

Mrs. Mary Ginn, president of West Towson Improvement Association, appeared before the October meeting of the Board of Governors of the Ruxton-Riderwood-Lake Roland Improvement Association and recommended such a procedure.

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## Traffic Safety Rules

With transportation facilities accelerated with the opening of the school year by the use of buses in addition to private automobile conveyance for students, it is imperative that caution be observed by drivers to avoid the possibility of accidents.

It must be remembered that many school children are also walking along the roadways, and failure to keep within proper speed limits may jeopardize the lives not only of pedestrians but drivers as well.

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## Joppa Road

This much traveled highway was originally an Indian trail used in 1695 by a troop of Rangers from Garrison Fort to keep back the Indians. Later it was the high road to Joppa Town, the county seat of Baltimore County from 1712 to 1768 and the rival of Baltimore.

## ZONING RECLASSIFICATIONS...

(Continued from Page 1)

subject of a hearing before the Zoning Commissioner held on September 18 at which time the Applicant presented a pro forma case in support of its request for reclassification from the prevailing DR 3.5 and DR 2 classifications presently existing to DR 16. The Applicant's testimony was not buttressed by the customary supporting testimony of expert witnesses and land use studies, since presumably these critical factors of Applicant's case will be held in reserve and introduced at the appellant hearing before the Board of Appeals. It is anticipated that such appellant hearing is likely following the issuance of the Zoning Officer's opinion.

### WEBB-OLES PROPERTY

As many residents of the community have noted, within the preceding several weeks construction has commenced on the residential subdivision to be known as Ruxton Woods, a development by Davis and Hope, Inc. upon the 5.49 acre tract known as the Webb-Oles property located on the north side of Ruxton Road immediately west of the Ruxton Road-Bellona Avenue bridge. The plan of development, which comprises a twelve individual lot residential subdivision, is the basis of the agreed settlement of the litigation which has been pending in the Circuit Court of Baltimore County between the developer and certain residents of the community on whose behalf the Association has prosecuted such litigation.

At present, negotiations are nearing conclusion concerning the wording of restrictive covenants and conditions which are intended to be placed upon all individual lots in the Ruxton Woods development, the intent of which is to preserve the residential character consistent with that of the existing neighborhood. It is intended that such restrictive covenants will be recorded among the Land Records of Baltimore County and thereafter will run with and bind all property within said development.

### Riderwood P.O. Shows Increased Business

Business at the Riderwood Post Office continues to increase at a phenomenal rate, according to Charles Taylor, postmaster. Business so far this year is over \$125,000, compared to \$100,000 in 1973. As the Christmas season approaches, the business volume is bound to show a steady gain. In addition to sale of

stamps for letters and parcel post, the post office is now handling stamps for Federal licenses. There are also 25 new box holders. The post office was classified as first class as of July 1 of this year. In order to take care of the increased business the post office no longer closes for lunch hour, a custom formerly observed.

In addition to Mr. Taylor, other members of the staff are Mrs. Edna Pruitt and Mrs. Ruth Wolf.

The post office moved in Oct., '73, from its old quarters in the Harrington building nearby to its new location, a trailer furnished by the post office, since there was no available space for rental in the vicinity. It is generally understood that the post office desires a more permanent structure for its facilities serving the Ruxton-Riderwood area. Certainly a trailer is not adequate accommodations for a post office in such a growing community.

This is a problem that should be given immediate consideration by government authorities, now that the post office has been given first class rating.

### Valley Inn

Valley Inn, located on the Falls Road, Brooklandville, dates back to 1830. It was known as Brooklandville House, a tavern, when owned by John R. Gwynne. Later it was a post office and a stagecoach stop. Since 1922 it has been used as a restaurant.

### Leaf Burning Prohibited

The more than 550 community, civic and improvement associations along with Parent-Teacher Associations, Volunteer Fire Departments and their auxiliaries, fraternal, service and veterans groups in Baltimore County have been asked to assist local officials in an area-wide campaign to halt air pollution by not burning falling leaves.

Contacted through a letter from County Information Director E. Jay Miller, each organization was also asked to urge its membership to follow county guidelines in bagging leaves for collection.

State laws regarding no-burning regulations were cited, as were local leaf collection procedures. Mr. Miller's appeal stresses the need for continued "understanding responsibilities if the program is to again be successful.

Other methods of leaf disposal, such as mulching, composting and "do-it-yourself" hauling to County landfills, are suggested as alternates to burning and bagging.

## Memberships Now Listed Reflect Steady Growth

As the work of the Ruxton-Riderwood-Lake Roland Area Improvements continues to expand to take care of the many problems of this community, memberships show a steady increase, reflecting the interest and cooperation of the residents of the area. Following is a list of new members since the May issue of the Bulletin:

Mr. and Mrs. Anthony J. Bell  
Mr. and Mrs. Forrest F. Bramble, Jr.  
Mr. and Mrs. Richard McC. Carlin  
Mrs. Louis G. Close  
Mr. William Dancy  
Dr. Bruce Lee Evatt  
Mr. and Mrs. Richard P. Franke  
Mr. and Mrs. William H. Gaskill, Jr.  
Mr. and Mrs. William D. Gould, Jr.  
Mr. and Mrs. Luck Gravett  
Mr. and Mrs. Edward A. Griffith  
Mr. and Mrs. Joseph Grohe  
Mr. William C. Gumm, Jr.  
Mr. and Mrs. T. Warren Hardy  
Mrs. Robert C. Hall  
Mr. and Mrs. Alan J. Harper  
Dr. William Hauswirth  
Dr. Judy Hauswirth  
Mr. and Mrs. G. Boyd Hook  
Mr. and Mrs. John Kantner  
Mr. and Mrs. James S. Kelley  
Mrs. William J. Kilroy  
Col. and Mrs. Henry B. Kimmey  
Dr. and Mrs. Theodore M. King  
Mr. and Mrs. Dana S. Landers  
Mr. and Mrs. Edwin E. Lloyd  
Mr. and Mrs. J. Brooke McCrystle  
Mr. and Mrs. Matthew F. Meyers  
Dr. and Mrs. David R. Morales  
Mr. J. M. Myers, Jr.  
Mr. John D. O'Neill  
Mrs. Robert M. Overbeck  
Mr. and Mrs. Donald B. Ratcliffe  
Mrs. William F. Schmick, Jr.  
Mr. and Mrs. Warren C. Smith  
Mrs. Carolyn H. Talucci  
Mr. Anthony J. Tassi  
Dr. and Mrs. Richard J. Traystman  
Mr. Roderic C. Wilson  
Mr. and Mrs. Joseph Wolanski  
Mr. and Mrs. Bruno Woerale  
Mr. and Mrs. George Zavadil  
Mr. and Mrs. Hugh Benet, Jr.  
Mrs. Georgette Bower  
Mr. and Mrs. John W. Highfield  
Mrs. Robert M. Logan  
Mr. and Mrs. John S. Olsen  
Mr. and Mrs. Charles D. Sinclair  
Mrs. Robert Walker  
Mr. Charles Morgan  
Mr. and Mrs. C. W. Collins

### MEMBERSHIP DUES

Individual	\$ 7.50
Family	10.00
Business	15.00
Sustaining (out-of-area)	15.00

## Stumpp Property Zoning Denied by Commissioner

A hearing in the case of Stumpp, Associates involving the rezoning of 6.27 acres on the southeast corner of Bellona Avenue and Joppa Road from DR 2 and 3.5 to DR 16 was held on September 18, 1974, before Zoning Commissioner Eric DiNenna. Because Mr. Stumpp, owner of the property, opted not to present evidence, the petition was automatically denied from the bench. Ninety area residents overflowed the hearing room to express their opposition to the proposed rezoning that would allow 100 apartment units on the site.

A check at the Baltimore County Zoning offices November 12 disclosed that as of that date no written order denying the zoning had been filed by the Zoning Commissioner in the case. No appeal can be filed by Stumpp, Associates until such a written order has been properly entered by the Commissioner in the proceedings. Any appeal has to be filed within 30 days of such order.

Richard C. Murray, appeared as counsel for the protestants as well as the Ruxton-Riderwood-Lake Roland Area Improvement Association. According to the record, Edward Wyatt and Donald Noren, 10 Light Street, Baltimore, appear as attorneys of record for Stumpp, Associates, petitioner.

## Parking Lot Now Ample

Since the enlargement of the parking lot at Graul's Store, patrons now have little difficulty in finding parking space. The entire lot has been enlarged and renovated with markings to direct traffic to proper channels. Shrubs have been planted in surrounding places while trees have been preserved at exterior spots, thus giving an attractive background to this parking addition to the Graul Store complex. Despite overflow of business at times there is now no waiting for parking facilities.

## Malvern Avenue Bridge

The new bridge on Malvern Avenue will open to pedestrian traffic prior to Thanksgiving. This will give access to those who walk to the buses on Charles Street. By mid-December, the approaches, railings and other construction will be completed for vehicle use. The new structure, although only four feet wider than the old bridge, will offer improved safety to the community and will allow an important access for emergency vehicles serving the area.



Solitary Sandpiper, Fall 1973, Photographed at Lake Roland by Robert Wirth, well known ornithologist, who gives the following description of his subject: "More dancer than bird, more bird than

companion. Conspicuous with white ringed eyes amid speckled back. I would rather see you fly." This picture was among nature paintings and photographs displayed recently by Mr. Wirth at Hollins College.

## Colorful Autumn Created Beauty for Local Areas

Autumn came late this year. Flowers bloomed well into October. Then suddenly the foliage began to turn with its myriad of colors. Poplars were the first to shed their leaves that had turned a pale yellow, followed by the gold of beeches. Maples glowed in vari-colored array. And the Norway maples, king of trees for exquisite color-shadings with their luminous yellows tintured with red, seemed to dominate the landscape. Then the Japanese maples, always a spectacle of beauty with their brilliant red foliage, accentuated the color harmonies of the neighboring oaks and hickories.

Sad to relate, a giant Norway maple, with its symmetrical contours, a tree over 75 years old, that presented a picture of glorious color every autumn for passers-by to admire, a short distance back from the Ruxton Road near Bellona Avenue, was destroyed in the process of building construction just as the leaves were beginning to turn. One of the owners of the property, Nicholas Hope, of the real estate firm of Davis and Hope, said he tried in every way to save the tree but was unable to change county regulations in working out a plat plan for building purposes.

## First National Building New Bank In Ruxton

The First National Bank of Baltimore is building a branch office on the lot at the southeast corner of Bellona Avenue and Ruxton Road, the former site of the old American Oil Company station. The building will be of brick design with parking spaces underground. Full banking services will be provided, with adequate space for safe deposit facilities.

This new bank will be one-story, thus adding to the general conservative building plan of the neighborhood. Thomas M. Nichols is the architect.

Construction is making rapid progress, and if weather conditions permit, the bank should be ready for business in the early spring.

## Rockland Bleach and Dye Rezoning Plan Opposed

Rockland Bleach and Dye Works has petitioned to rezone 4.1 acres east of Falls Road from DR 1 to ML (light manufacturing). These 4.1 acres are part of a larger 28.5 acre tract which is also owned by Rockland and which is completely surrounded by Falls Road to the West and DR 1 residential on the remaining three sides. Approval of this petition would not only endanger the remaining acreage but would represent a substantial threat to the residential character of Ruxton and Riderwood.

A hearing before the Zoning Commissioner was begun on September 11 but was postponed after approximately one hour due to insufficient time. The hearing has been rescheduled for November 20 at 1 P.M., Room 106, County Office Building. Your Board of Governors has voted unanimously to oppose any reclassification of zoning on this property and has retained Richard C. Murray of Cook, Mudd, Murray & Howard to represent the Association in its opposition.

A large number of Ruxton-Riderwood residents attended the hearing to express their opposition on September 11, and it is hoped that many more will turn out on November 20. The case was heard on this date by the zoning commissioner and the decision in this matter is expected in about two weeks.

## Sobeloff Tract Zoning Appeal Litigation Argued

On October 22, 24, 29, and 31, the Baltimore County Board of Appeals heard Excavation Construction Co.'s appeal to rezone the 31.5 acre Sobeloff tract in Riderwood. Excavation Construction Co.'s original request to rezone the property from DR 2 and 3.5 to DR 16 had been automatically denied by the Baltimore County Zoning Commissioner on September 17, 1973, as a result of the refusal of ECC to present a case at that time.

During the four days of appeal hearings, more than 150 area residents appeared at least once to express their opposition to a change of zoning. On October 22 and 24, Excavation Construction Co. put on its team of expert witnesses in their effort to convince the Board, chaired by Walter Reiter, that apartments could be built on this tract of land without affecting the character of the neighborhood, the ecology of Lake Roland, or the traffic on Bellona Avenue west of the property. Up to 512 apartment units could be built on the tract if the rezoning request is granted, whereas only about 120 dwelling units may be built there under present zoning.

### RESIDENTS TESTIFY

On October 29 and 31, the Association's lawyer, Richard C. Murray, led our rebuttal. George S. Wills, past president of the Association, testified that high density development of this site would not only destroy the character of the neighborhood but also do irreparable

harm to the environment. Other area residents, who testified to the effect of such a development on roads, traffic, flooding, and schools, were William H. Parsons, Dr. James Hitzrot, Gardner Seim, Carlton Hardwich, Mrs. Belle Talbot, Jack Henry, and Mrs. Wanda Albert. Expert testimony was given by representatives from the Baltimore County Planning Board, Dept. of Traffic, Dept. of Public Works, and the MTA; all stated that roads and public utilities would not support high density zoning on this tract.

It may be several months before the Board of Appeals' decision will be made. We feel that the Association presented a strong case against rezoning; if successful, it should act as a deterrent to further rezoning attempts in our area.

Erroll B. Hays, III

## Two Wheeler Nuisance

Francis Rackemann, a member of the reportial staff of the Evening Sun, who lives on Copper Hill Road near Lake Roland, wrote the following letter to George Wills, former president of the Association:

"Just a short note to say many thanks for your effort on behalf of the Ruxton-Riderwood-Lake Roland Improvement Association and your personal interest in helping to solve the motorcycle problem in the Bare Hills area...we are very grateful to you in helping to get rid of the noisy two-wheelers. Once again all is quiet and peaceful."

## Environmental Studies

Environmental evaluations of the Whitman, Requardt & Assoc. Report are currently under way by the Md. Dept. of Natural Resources and other knowledgeable authorities on siltation and pollution control.

## Dogs, Raccoons, Garbage

Prowling dogs and raccoons have become a nuisance in the Ruxton-Riderwood area, upsetting garbage cans and scattering the contents across lawns and roadways in the process of their nocturnal maraudings. No matter how tight the tops of the cans are secured, even with the additional protection of bricks and rocks as weights, the animals manage somehow to gain access to their source of food supply.

One garbage can recently was rolled almost a block down the roadway before the top was finally loosened. An irate resident bought a trap and captured three raccoons in the matter of a few days.

## Correction

In the May issue of The Bulletin the Hardy Garden Club was given credit for efforts to have the Lake Roland area declared a Bird Sanctuary. This, however, is not a project of the Hardy Garden Club but rather the Woodbrook-Murray Hill Garden Club of which Mrs. W. Gibbs McKenney is Project Chairman. We are indebted to Mrs. McKenney for calling our attention to this error.

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

### BULK RATE

U. S. POSTAGE

PAID

Riderwood, Md.

Permit No. 8