



BULLETIN



Vol. 1, No. 2

October, 1971

LAKE ROLAND: A STUDY, A HOPE, AND A PLAN

By George S. Wills
Chairman of the Lake Roland Committee

The Ruxton-Riderwood-Lake Roland Improvement Association, and its Lake Roland Committee, has made real progress since our last report in the July Bulletin. This progress is principally due to the comprehensive study completed by the Goucher College survey team, under the direction of Professor John W. Foerster, Miss Ginny Richards of Goucher College, and Mr. Donald Auten, geology student at Towson State College.

The Lake Roland Committee has held four formal meetings this summer, numerous informal sessions with the Goucher team, as well as continuing contact with the Regional Planning Council, represented by Mr. Martin Collin, a Regional Planning Committee staff member and a Ruxton resident. The Committee has also had the cooperation of our Association's Membership Committee (A. Pitts Robinson, Chairman), and local Boy Scout Troops Numbers 921 and 319 and Explorer Post Number 921 under the able and hard-working coordination of G. Robert Davidson. The distribution of 900 questionnaires throughout our community resulted in approximately 400 being completed and returned by residents in our community. The Committee and the Goucher team has also had the generous support of our Association financing the publication of the interim report on the lake.

Several things are clear with reference to the thinking of our community on Lake Roland:

1. We are aware of the continuing decline of the Lake through pollution in several forms, one of which is soil runoff from erosion coming in via the Towson Branch, Roland Run, and Jones Falls. This sediment problem is created, in large part, by not controlling soil runoff from major construction projects, housing and developments in the watershed area.

2. Our community is also aware of the relationship between septic tanks and pollution of the Lake. Almost 100 per cent of the residents responding to the questionnaire indicated a willingness to have their septic systems inspected by Baltimore County.

3. We are also aware of the visual pollution affecting the Lake—trash, garbage, old tires, bottles that are strewn about. Questionnaires indicate that many

individuals conduct their personal "clean-up" campaigns around the Lake. There is also concern about increased vandalism, some property destruction and occasional motorcycle noise.

Our community is aware. What can we do? While the final report of the Goucher team is still being drafted, broad conclusions are available. They correlate to community concerns, as shown in the questionnaire:

1. **SEDIMENTATION**, or soil runoff that fills the Lake. In the recent August-September storms, two new peninsulas have been formed from the northern side—they extend out almost 100 feet each. It is clear that, while the storms were unusually heavy, siltation basins could have at least reduced this runoff—to say nothing of inadequate precautions further north along the watershed.

WHAT CAN BE DONE: Place siltation basins at the junction of the three major feeder streams into the lake. Eighty per cent recovery of the settling, or heavier particles could be possible by this process. Baltimore County, it is hoped, could assume the responsibility to maintain and empty the basins. The cost for construction of these three 12 by 6 foot structures is in excess of \$150,000. Government funding for them will be very difficult to obtain. Our community must look at other options, including private fundraising.

2. **THE SEPTIC TANK PROBLEM AND ALGAE GROWTH.** If sedimentation were completely eliminated, another form of pollution would still destroy the Lake. That is excessive algae and nutrient growth that would proceed unchecked.

WHAT CAN BE DONE: Knowing we have the community's support, the Lake Roland Committee is going to insist on adequate inspection of septic tank systems near the feeder streams and the Lake, followed by correction of any defects. We will be working with the appropriate Baltimore County agencies in this regard. It is also possible to reduce algae growth by placement of copper sulphate mixture into the lake in the spring and fall of each year.

Continued on Page 2

PRESIDENT'S REPORT CITES PERFORMANCE

The Board members and their six committees of the Ruxton-Riderwood-Lake Roland Area Improvement Association have been working diligently for this community over the past three months.

Phil Goldsborough, Zoning Committee chairman, Heyward Hamilton and Dick MacGill, committee members, had a number of night meetings with the American Oil Company over the proposed American station. The result of these conferences and negotiations are given in a comprehensive report by the chairman in this Bulletin. Dick Murray, attorney for the association, under the direction of the Zoning Committee, monitored the Ruxton Village Apartments now being constructed on Bellona Avenue.

We are indebted to Dick Murray for his very illuminating and interesting article appearing in this issue on the history of zoning in the Ruxton-Riderwood-Lake Roland Area. The article with its informative exposition of pertinent zoning matters should be preserved for reference.

Pitts Robinson, chairman of the Membership Committee, along with his committee members, has been quite active in the solicitation of new members. Over 60 applications were returned after the last Bulletin. Mrs. Phyllis Rice, Dick Harper and Jenkins Cromwell of this committee are busy phoning either prospective members or representatives of smaller associations within our area to become members.

Samuel Williams, chairman of the Traffic and Roads Committee, in cooperation with his committee, is trying to solve a problem of importance to the general neighborhood. This involves an effort to prevent, if possible, the discontinuance of the Ruxton Bus Company which has provided transportation in the community for a number of years.

Edwin K. Gontrum, chairman of the Publications Committee, with the aid of William P. Sadler and Jim Hundley, did an outstanding job with our first Bulletin. Dissemination of community information is a matter of prime importance. And in this connection the association is most appreciative of the very generous and efficient assistance of Scout Troop 921 under Scout Master Bob Davidson, a

Continued on Page 2

LAKE ROLAND: A STUDY, A HOPE, AND A PLAN

Continued from Page 1

3. COOPERATION OF GOVERNMENT AND THE PRIVATE SECTOR. Our community believes that a strong commitment by local and State Government, in both technical assistance and enforcement of regulations, is essential if the Lake is to be saved. Congressman Long's Inland Lakes legislation is encouraging and, if passed, may provide a source of Federal funds. However, for the immediate future of three to five years (during which time the northern part of the Lake could be seriously damaged, there are other necessary actions.

WHAT CAN BE DONE: The Lake Roland Committee is going to work with Baltimore County and, if appropriate, other agencies (egs.—Soil Conservation Service, Maryland's Department of Water Resources) to insure that rigorous inspection, enforcement of regulations, and technical assistance is forthcoming. We believe it essential that the private sector—particularly because of problems created by the commercial and housing development—bears a heavy responsibility for environmental quality in our region. Lake Roland is a symbol of these problems, and our community will continue to identify it as an environmental issue.

In obtaining the cooperation of government and the private sector, our Association will do everything possible, through administrative procedures, to reduce existing pollution and prevent future pollution of Lake Roland. We trust that action beyond the administrative level will not be necessary.

SUMMARY

In addition to action for correcting the sediment and septic tank problems of Lake Roland, our Association is going to take steps to develop the necessary financial support to save this valuable community resource. At its September meeting, the Board of Governors unanimously passed a resolution to encourage the formation of a foundation or "trust" dedicated primarily to the preservation and improvement of Lake Roland as a nature and wildlife sanctuary, particularly at its northern end. The work of this foundation, with tax-exempt status, would include a program to enhance the environmental assets of the total Lake area, from improvement of fishing to maintenance of the picnicking and skating recreation available in the Robert E. Lee Park. Neither our community nor a Lake Roland Environmental Foundation would raise funds to further "develop," or in any way commercialize the Lake. Every questionnaire submitted in this summer's survey expressed a desire to have the Lake remain a place of quiet and solitude—for hiking, fishing, and enjoying the beauty of nature. "Progress," in the context of commercial development or intensive recreation, is not

compatible with the uniqueness of Lake Roland.

The Ruxton-Riderwood-Lake Roland Association will, as soon as possible, report to our community the feasibility of a tax-exempt foundation to raise money for anti-pollution and beautification programs in this time of scarce governmental funds.

One reason for the scarcity of government funds is that, in the long-run, cleaning up Lake Roland cannot be done in isolation from the rest of the metropolitan watershed or from our region's broad environmental problems. Often, an environmental problem of large dimensions provides government an excuse for not appropriating funds for smaller aspects of the problem.

By studying Lake Roland, the Goucher survey team has indeed opened up "a can of worms." The study reveals the relationship of the Lake to its feeder streams and, ultimately, to the terrible pollution in Baltimore's Harbor. We cannot deny that relationship; but, as is so easy to do in bureaucratic decision-making, our community cannot let the larger issue smother environmental action for Lake Roland. This Lake is the first step towards community action in behalf of a better environment. That environment includes better zoning; more reasonable density levels in developments traditionally geared to short-run profits; more open space; cleaner water. If we can succeed with Lake Roland, then our community will have taken that vital first step.

George George S. Wills, chairman for the Lake Roland Committee:
J. Rodney Brooks, Mrs. Arthur Hooper, Errol B. Hay, Dr. Edward Davens, G. Robert Davidson and Gordon Croft.

PRESIDENT'S REPORT.

Continued from Page 1

member of our Board; Scout Troop 319 under Scott Parrish, and Explorer Scout Troop under Drake Eggleston, for delivering the July edition of the Bulletin and the Lake Roland questionnaire.

George Wills, chairman of the Lake Roland Committee, has spent many hours in planning and working with his committee to come up with a practical solution to prevent the further degradation of Lake Roland. Restoration of Lake Roland is generating great interest within our area.

A matter of importance to our association involves a new status in the framework of our regulations. The association has been incorporated, the legal work being handled through the office of our attorney, Dick Murray. This is certainly a much more efficient arrangement in the category of management for the association.

If you have interests in any specific area within the boundaries of the association, please contact me.

T. Talbot Bond, Pres.

New Members of Association Since July Bulletin

JULY

Mr. & Mrs. James O'Connor
Mr. Van Fossen Schwab
Mr. & Mrs. R.W. Chesney
Dr. Augustin Dordai
Mr. & Mrs. Norman G. Rukert
Mr. & Mrs. Robert V. Walsh
Mr. & Mrs. John M. McCall, Jr.
Mr. Wm. J. Barnes
Mrs. Hamilton C. Davis
Mr. & Mrs. Douglas M. Cook
M. & Mrs. Roy D. Mayne
Mrs. Benjamin H. Rutledge
Mr. & Mrs. H. Milton Crosswhite
Mr. & Mrs. J. Rollin Otto, Jr.
Dr. & Mrs. Harry M. Murdock
Mr. & Mrs. Joseph R. Hardiman
Mr. & Mrs. H.F. Criste
Mrs. J.H. Rice, Sr.
Dr. & Mrs. John M. Freeman
Mr. M. Spence Howard

AUGUST

Mr. & Mrs. Michael M. Cannon
Dr. & Mrs. Fred N. Cole, Jr.
Mr. & Mrs. John D. Hendrikson
Mr. John A. Linhard
Mrs. John McKim White
Mr. & Mrs. J. Frederick Diener
Mr. David M. Palmer
Mr. Roger E. Saunders
Mr. & Mrs. J.H. Dryden Hall
Mr. & Mrs. Carl W. Brand
Mr. & Mrs. Paul A. Brown
Mr. & Mrs. Harry S. Cockey
Mr. Martin L. Collin
Miss Edna T. Warwick
Mr. & Mrs. William R. Dorsey, Jr.
Mr. & Mrs. Stacy H. Hockett, Jr.
Mrs. John L. Seibold
Mrs. John J. Seidel
Mr. & Mrs. David W. Allan
Dr. & Mrs. D. William Schlott
Mr. A.D. Collins
Mr. & Mrs. Francis C. Marbury
Mr. & Mrs. James S. Maffitt
Dr. & Mrs. Thomas H. Unger
Mr. Walter J. Hare
Mr. Edward A. Davis
Mr. & Mrs. William N. Nickerson
Dr. & Mrs. James Lawrence, III
Dr. Darryl Carter
Dr. & Mrs. Albin MacD. Plant
Mr. & Mrs. Leo C. Muth
Mr. & Mrs. Robert J. Murphy

SEPTEMBER

Mr. Robert G. Merrick, Jr.
Mr. & Mrs. W. Falconer Baird, Jr.
Mr. John M. Edwards
Mr. & Mrs. William G. Rollins
Mr. & Mrs. William A. Mangels
Mr. & Mrs. Eugene B. Fink
Mr. & Mrs. W. Wallace Symington, Jr.
Mr. & Mrs. W. J. Tomlinson
Mr. & Mrs. G. Brent Harvey
Mr. & Mrs. Joseph E. Gately
Mr. & Mrs. Walter D. Stockbridge
Mr. & Mrs. Edward T. Wehnert, Jr.
Mr. Jack Smith
Mr. & Mrs. N. Edward Lukemire, Jr.
Dr. & Mrs. James Lawrence, 3rd.
Mr. & Mrs. Roy Parsons
Dr. & Mrs. Richard Maffezzobi

EXECUTIVE COMMITTEE

Edwin K. Gontrum, Chairman
T. Talbott Bond, President
A. Pitts Robinson, Vice-President
George S. Wills, Secretary
William N. Finley, Jr., Treasurer
Dorsey Yearley
Dr. John H. Mulholland
D. Heyward Hamilton
Phillips L. Goldsborough, 3rd
Mrs. G. L. Sadtler, Ass't. Sec.

COMMITTEE CHAIRMEN

Zoning—Phillips L. Goldsborough, 823-2852
Membership—A. Pitts Robinson, 825-7518
Traffic and Roads—Samuel C. Williams, 823-8358
Publication—Edwin K. Gontrum, 823-9186
Communications—Dr. John H. Mulholland, 828-1811
Lake Roland—George S. Wills, 823-9243

New Bridge At Joppa Road, Bellona Avenue

A survey of traffic using the five-ton bridge at Joppa Road and Bellona Avenue in Ruxton has resulted in Baltimore County public works officials to begin plans for a larger bridge at that location.

A traffic count conducted earlier this summer showed that the number of vehicles over five tons which cross the 70-year-old Joppa Road span call for the construction of a new bridge.

Previously, the bridge had been given a 10-ton maximum. The deteriorated condition caused county traffic engineers to cut that limit in half.

The five-ton capacity prohibits large vehicles, such as school buses and fire trucks, from using the bridge.

The proposed bridge, estimated to cost about \$300,000 would be a span capable of carrying a 20-ton vehicle followed by a 16-ton trailer. Construction is not expected to begin for another 18 months.

Baltimore County has employed the engineering firm of Ewell Bombart and Associates to design the new bridge and also to submit proposals for a possible realignment of Bellona Avenue and Joppa Road.

Since the present bridge actually is owned by the Northern Central Railroad, county officials are of the opinion that the railroad should share in the construction costs of the new bridge.

A new, strongly constructed bridge over the railroad on Ruxton Road near Bellona Avenue was built in 1960 after much negotiating with officials by a committee representing the Ruxton-Riderwood Association.

Lake Roland Committee Members

Any member of our Association, or other resident interested in serving on the Lake Roland Committee, may contact George E. Wills, 7914 Sherwood Avenue, Ruxton, Md. 21204. Also Mrs. G. Lewis Sadtler, Executive Secretary of our improvement association, 1304 Maywood Avenue, Ruxton, 21204, Tel. 823-2843.

Brief History of Zoning Ruxton-Riderwood

By Richard C. Murray

Zoning powers were first granted to Baltimore County in 1941. After an abortive effort to zone part of the County (declared to be invalid by the Circuit Court for lack of uniformity as to the entire County) the County Commissioners adopted the first "comprehensive" zoning maps and regulations effective January 2, 1945.

The original regulations seem now to have been quite crude. They provided for two types of manufacturing zones, a commercial zone and four residential zones. The least restrictive residential zone was for group homes. The most restrictive zone was designated as "A" Residence and permitted lot sizes as small as 5,000 square feet and allowed two family dwellings, tourist homes and storage trailers as permitted uses. All non-conforming uses were permitted to continue. There was a lack of any real planning since the 1945 zoning maps generally did little more than reorganize existing uses. Fortunately, the stable nature of Ruxton and the interest of its residents precluded any major changes despite the "crude" regulations in existence and the lack of planning.

With the increased pressures for building activities in the early 1950's it became apparent that new regulations and comprehensive plans were urgently needed. On March 30, 1955, the County Commissioners adopted a series of new regulations which provided for 13 different zones as opposed to the seven zones under the 1945 rules. With respect to residential zones, they ranged from group housing and apartment zones on the one extreme to an R.40 zoning on the other extreme which required a minimum lot size of 40,000 square feet. A new map for the Ninth Election District was adopted on November 14, 1955, and in connection with the general Ruxton area recognized commercial uses along Bellona Avenue (the "Harrington" complex and a portion of the Gill Esso Station property) and established a business roadside zone on Falls Road at the Robert E. Lee Park and a commercial zone at the corner of Falls Road at the Robert E. Lee Park and a commercial zone at the corner of Falls Road and Lake Avenue. With these exceptions, the balance of the Association's area was predominantly placed in R.6, R.10, R.20 and R.40 zones.

ZONING DEFECT CITED

The property at Falls Road and Lake Avenue illustrates a defect which became apparent in the 1955 procedures. At the time the 1955 map was adopted, there was a pending zoning case on the property which was being hotly contested by nearby residents. Their appeal in that case was finally dismissed by the Court of Appeals of Maryland when it was learned that the County Commissioners, following the public hearing in connection with the new map, placed the property in a business local zone. Under the current rules that the

County Council followed during the last year such "last minute changes" could not be made without an opportunity for the residents to make their views known to the County Council.

Another interesting case that developed concerning the 1955 map was known as *McBee v. Baltimore County*, 221 Md. 312. That case concerns the former Roe property now being developed by Mr. Keely for apartments. In 1947, the then owner had sought a commercial classification for the property which was denied. However, the County Commissioners by adopting the 1955 map placed the frontage of the property in a commercial zone and the balance in an R. 10 zone. A complaint was filed in the Circuit Court seeking to set aside this action but the Court of Appeals ultimately ruled that the County Commissioners by adopting maps was exercising a legislative power in connection with legislating "a new zoning for the whole county . . ." The same property led to a subsequent controversy, when in 1965 the then owner sought to change both the commercial and R.10 portions to an R.A. or apartment zone. Some difference of opinion existed in the neighborhood in connection with opposing this application, there being some thought that apartments might be preferable to the development of the commercial portion. The application was opposed by the Association and went all the way to the Court of Appeals which finally held that there was substantial evidence to justify the rezoning.

RUXTON TOWNSHIP APARTMENTS

Another change that has occurred in the "heart" of Ruxton was the construction of the Ruxton Township apartments on the former railroad station. This case also illustrates a deficiency in the regulations which is still uncorrected. In that case, the applicant sought an apartment zone with a special exception for office use and indicated a desire to convert the existing structure for several professional offices. Under this understanding, the matter was not opposed and the Zoning Commissioner granted the request. Thereafter the Applicant changed his plans, abandoned the old structure, tore it down and erected the present apartments. Unfortunately, the regulations do not require a person who has a special exception to adhere to his original plan. On April 4, 1965, Mr. John G. Rose, the then Zoning Commissioner, wrote ". . . I know of no other zoning that has distressed me more." In the zoning file in the County Office Building there is also a letter from Mr. Rose dated November 11, 1963, to the original applicant in which he said: ". . . Under no circumstances would I have granted the zoning if I had not believed what you had said (as to conversion for office use.)" Fortunately, these are the only major changes that have occurred in the middle of Ruxton.

Continued on Page 4

Continued from Page 3

HIGH DENSITY ZONING

However, demands by builders, improvements to Charles Street, construction of the Baltimore County Beltway, construction of the Jones Falls Expressway and other changes have lead to repeated requests primarily for high density zoning around the perimeter of the Association's area. In the three most recent major cases filed within the Association's boundaries it has been successful in each instance. One of these related to the property of Judge Sobeloff where a group of adjoining residents entered into a compromise agreement concerning apartment zoning. However, a very substantial group disagreed with this and should be given full credit for persuading the County Council to keep the Sobeloff tract to a lesser density.

Another major case involved an application on the McManus property on the north side of Lake Avenue, just within the Association's boundary. After considerable expense involving expert witnesses and a hearing of several days, the County Board of Appeals denied the request.

Finally, the Association also participated with nearby residents in opposing a request of the Rockland Bleach and Dye Company for approximately 240 apartments on the east side of Falls Road next to the community of Ruxton Hills. This matter was fought on two fronts, both before the County Board of Appeals and the County Council. Again the Association made a substantial contribution towards the expenses involved and was successful on both fronts. In both the McManus case and the Rockland Bleach and Dye case many residents, some of them possessing technical professional skills, devoted many days of their time to attending hearings, assisting in securing witnesses, etc. With a less vigorous opposition undoubtedly both cases would have been granted.

NEW MAPS ADOPTED

As everyone realizes we now have major changes to the regulations and a new set of maps adopted by the County Council on March 24, 1971. The regulations make basic changes in connection with residential zones in that the zones now reflect primarily the number of "density units" to the acre. There are now ten separate residential zones ranging from a "Rural: deferred-planning" zone on one end of the scale up to R.A.E. 2 zones permitting elevator apartment buildings with a density of 80 to the acre within recognized "town centers." With respect to the general Ruxton area, the 1971 map recognizes the Keely and Ruxton Township apartments by classifying them D.R. 16 (representing the equivalent of the old R.A. zone) and the balance of the residential uses within Ruxton range from D.R. 1 to D.R. 5.5. At the risk of oversimplification, the density concept can be explained best by a rough example:

If a tract of ten acres is in a D.R. 5.5

zone, the owner can develop that tract for 55 dwelling units which can either be individual homes, apartments, town houses or combinations. Thus our thinking has to be adjusted from the old concept of individual residence zones to terms of density units.

The regulations state that the purpose of the D.R. classifications is to "foster a greater variety in housing types within future residential developments."

It seems impossible to predict what effect the new regulations will have on an area such as Ruxton. Because there are many complex rules dealing with approval of plans, set backs from existing homes, etc., each application will have to be carefully considered and in many instances both legal and engineering advice may be required to determine the manner in which the regulations will apply to each separate situation.

Hopefully the concept of cycle zoning coupled with provision for more frequent revisions of zoning maps will prevent major changes in the future, provided that the Association continues its vigorous activities in considering all requests filed and opposing those which appear to be unjustified.

REPORT OF COMMUNICATION COMMITTEE

Dr. John Mulholland

Egypt Farms (south end corner of Charles St. and Beltway—Riderwood Hills Neighborhood Association, John Feeney, Pres.) This 9.9 acre plot was returned to D.R. 16 by the County Council. Petition has been filed to create B.L. zoning. A preliminary hearing was held on September 16, 1971, and a decision will probably be given in the near future. An appeal may be necessary. We continue to support the position of the Riderwood Hills to maintain D.R.16 zoning.

Mechanic property (110 acre tract at the southwest corner of Falls and Valley Roads). A rezoning application has been filed to convert this area from RDP (Deferred Rural Planning-low density residential) to D.R. 16 and B.L. The Valleys Planning, Inc., (W.C. McDonnell, Director of Planning) has been in firm opposition. At a hearing on September 17, 1971, a decision was made to defer consideration of the issue until the Jones Falls sewer issue was resolved. This matter will come up again.

Your association will be interested in these and other zoning issues which have bearing on our neighborhood. Please help by giving support when you are called upon. The committee responsible for Adjacent Zoning Issues consists of John Mulholland, chairman; William Finley, Valerie Donaley, James Hundley and Mrs. Anne Carter Stonesifer. Other persons interested in participating, please call the chairman, 828-1811.

ROCKLAND BLEACH AND DYE COMPANY

Rockland Bleach and Dye Company recently was the defendant in a proceeding

before the County Board of Appeals of Baltimore County in which the alleged zoning violation was storing trucks and trailers on residential property located on the east side of Falls Road opposite the plant. The protestants were Peter G. Christie and Clarke Murphy Jr.

The Board ruled that a non-conforming use by Rockland existed in 1945 and that there was no violation of the zoning regulations. An appeal has been filed by the protestants and the Circuit Court which will hear the appeal has the right to admit additional testimony. Witnesses are needed to testify to the conditions regarding use of the land on the east side of Falls Road opposite the Rockland plant. Individuals who have specific knowledge of the conditions at Rockland Bleach and Dye Company immediately prior to and during 1945 are asked to contact Clarke Murphy, Jr., 300 Title Building, Baltimore, Md. 21202.

Volunteers Needed At Greater Baltimore Medical Center

The Greater Baltimore Medical Center is in need of more volunteers to replace its student volunteers after September 1. Volunteer opportunities will be available in both patient and non-patient areas. Anyone who is able to give several hours per week, on any day, may call the Volunteer Office, 828-2051, between 9 a.m. and 5 p.m.

Letter From Goucher President

The following letter, under date of August 4, addressed to T. Talbott Bond, President of the Association, was sent by Dr. Marvin B. Perry, Jr., president of Goucher College:

"On my recent return from vacation, I was happy to learn of the most generous contribution from the Ruxton-Riderwood-Lake Roland Area Improvement Association to our Environmental Studies Program for Lake Roland here at Goucher. I believe Mr. Roger Ahrens, of our staff, has already written you; but I wanted to add my personal appreciation to his earlier letter. We are most grateful for your Association's expression of interest and support, and you may be sure that we shall try to do a good job in an undertaking of such importance to the Baltimore Community."

Opposes Jones Falls Sewer Project

A telegram under date of September 30, 1971, supporting the Valleys Planning Council's opposition to the Jones Falls sewer project was sent to County Councilmen Walter Barrett, G. Walter Tyrie and Gary Huddles in behalf of the Ruxton-Riderwood-Lake Roland Area Improvement Association.

The telegram which was signed by T. Talbott Bond, president of the association, was as follows: "We support the Valleys Planning Council's opposition to the extension of the Jones Fall sewer. The Ruxton-Riderwood-Lake Roland Association represents over 500 families."

NEW AMERICAN OIL COMPANY STATION MEETS APPROVED STANDARDS

As was reported in the July, 1971, Bulletin, the Association's Zoning Committee has for some time been discussing with representatives of American Oil Company its plans to move its existing gasoline station from the northeast corner of Ruxton Road and Bellona Avenue to the southeast corner of that intersection. An application for the necessary special exception and for certain variances was filed by American Oil Company with the Zoning Commissioner. A hearing on that application took place before the Commissioner on August 23, 1971. I attended the hearing on behalf of the Association. At that time the Commissioner withheld his decision. Subsequently, further negotiations were conducted by members of the Zoning Committee with American Oil Company representatives, with the result that an agreement was reached and the Zoning Commissioner has now passed an order approving American Oil Company's application upon the following conditions:

The existing station building at the northeast corner of the intersection will be razed within 90 days after the opening of the new structure and deed restrictions will be executed prohibiting the use of that property as a gasoline station for 20 years.

The outside limit on hours of operation on the new station will be 6:00 a.m. to 11:00 p.m. (We are assured by the American Oil Company people that as a practical matter the hours of operation will not exceed those of the Esso station operated by Mr. Gill.)

The service station building will be of a brick colonial design, of the type shown to the Commissioner at the hearing, and in conformity with the plans submitted at the hearing.

Certain variances with respect to the radius of curbs and the height of lights at the new station were also allowed by the Commissioner. We do not feel that this will in any way be detrimental to the interests of the community. In addition, we have obtained a letter of intent from American Oil Company's project manager setting forth American Oil's agreement that colonial-type lighting fixtures as shown to and approved by our Committee will be used at the new station, and if for any reason the lights are objectionable to us, they will be changed or replaced to satisfy us.

The landscaping work at the station will be done by a professional nurseryman in a first-class manner.

Finally, the fence shown on the plans to be located at the south and east boundaries of the gasoline station property will not be erected when the service station is built, since the members of the Committee felt that such a fence might be objectionable. However, if at any time within six months after the station is open we feel that the fence is needed, it will be erected as shown on the drawings at the expense of American Oil Company. It is the intention of American Oil to do a good landscaping

job in order to eliminate the need for a fence.

Our Committee believes that these arrangements, as worked out with American Oil Company, will result in a substantial improvement in the existing conditions, with regard to appearance, utility, and traffic safety.

Phillips L. Goldsborough
Chairman-Zoning Committee

Bulletin Program of Publicity Commended by Member

The Bulletin will play a vital factor in keeping residents informed of important problems of the neighborhood, according to Hans Lewenz, 7501 Club Road, a member of the association, who sent the following letter:

"The Ruxton-Riderwood-Lake Roland Area Improvement Association is to be congratulated on its splendid program in communicating with its members—first, through the membership roster and now through the Bulletin which, according to the lead article in the first issue, will be published periodically.

"This new Bulletin is an important step forward, telling us what our association and its officers are doing for us with informative news releases of neighborhood events.

"I was amazed to find out how many of our friends and neighbors were missing when I scanned the membership roster. It is hoped that the new Bulletin will correct this. I am looking forward to many Bulletins to come, and I want to thank the officers of the association who are making this possible."

LAKE ROLAND TO BE DISCUSSED AT CONFERENCE

Our community's Lake Roland program will be discussed as part of a major land-use conference on November 10, in Baltimore County, at 2 P.M., Hunt Valley Inn. Sponsored by the Maryland Environmental Trust, this conference will include panels on development of community action for better land planning, zoning and management in Baltimore County. It is anticipated that U.S. Senators Mark Hatfield and Henry Jackson will be the principal speakers.

RUXTON VILLAGE APARTMENTS

Work is progressing at the Ruxton Village Apartments. Bad weather conditions with torrential rains have somewhat slowed operations. A member of the office staff on location, however, states that at least six apartments will be ready for occupancy in early October. It is noted that sodding work has been completed on slopes fronting Malvern and Bellona Avenues. This improvement will now act as a barrier to the mud and dirt that has created much annoyance and inconvenience to local traffic. From a general survey of the apartment complex work will not be completed for full occupancy until late fall.

Praises Bulletin Service For Neighborhood

Charles E. Harrington, a member of the association since its inception in 1953, sent the following letter praising the July issue of the Bulletin:

"Our Bulletin, very professional in styling, make up and copy, is so interesting that it surely will be read in its entirety by all who receive it. I trust a copy is being mailed occasionally to non-members with the hope that they too would become better informed regarding their neighborhood and join us.

"It is encouraging also to note that progress is being made with the survey of our antiquated one blinker light at Bellona and Ruxton Avenues."

Tax-Exempt Trust Planned To Fight Pollution

A motion was unanimously passed at the last meeting of the Board of Governors authorizing the creation of a tax-exempt trust or foundation for the purpose of raising funds to improve the environmental quality and reduce the pollution of Lake Roland. The resolution also included authorization of the Board's attorney to determine the legal procedures necessary for the creation of such a trust.

TRAFFIC ROAD AND NEIGHBORHOOD COMMITTEE

Samuel C. Williams, Chairman

The committee has been in contact with the Ruxton Bus Company and has located a party interested in purchasing the business. At present this prospect is researching the business and may negotiate in the near future.

The wash of fill dirt from Wagner Road onto Bellona Avenue is known to the county roads department which has contacted the owner responsible.

Traffic Light System Studied

Richard M. Moore, assistant director of traffic, reports that a study is being made of the traffic light system at Bellona Avenue and Ruxton Road. This study, he said, is being prolonged in order to have additional data of traffic at this point after the opening of schools. Bellona Avenue is under State control, so that the final decision as to whether to install an automatic traffic light instead of the present flash system is thus a matter of dual decision.

RUXTON HISTORY

Nicholas Ruxton Moore, an officer in the Revolutionary War and a Maryland Congressman, came into possession of a farm west of the Ruxton railroad bridge, in the latter part of the eighteenth century. It is from his family that Ruxton received its name. Today Moore lies in an unmarked grave somewhere near Circle Road.

REPORT OF THE MEMBERSHIP COMMITTEE

A. Pitts Robinson, Chairman

Since May 1971 we have increased our membership by 48. Our total is 511 paid members as of 9-20-71.

Mrs. Phyllis Rice is beginning a telephone campaign. We have compiled a list of prospective members and their telephone numbers which Mrs. Rice and her committee is using to contact prospective members. Approximately 400 names are contained on the list.

Each board member has been supplied with a new member kit; consisting of the bulletin, roster and application forms. Hopefully the board members are using the kit to cover their areas.

The bulletin is being distributed at the Ruxton Pharmacy.

The plans for the welcoming committee are being finalized by Mrs. Phyllis Rice now that summer vacations are over.

Richard Harper has contacted the Lake Falls Improvement Assoc. They are sending him a list of their members so that we can cross reference our files and contact those who are not members of our association. We have contacted Dr. Hit-zrot's Riderwood Neighbors Area Assoc. and have found that they have supplied a membership list to us for comparison with our list. We will contact those who are not members.

Jenkins Cromwell is contacting the Four Winds Association regarding its affiliation with our association.

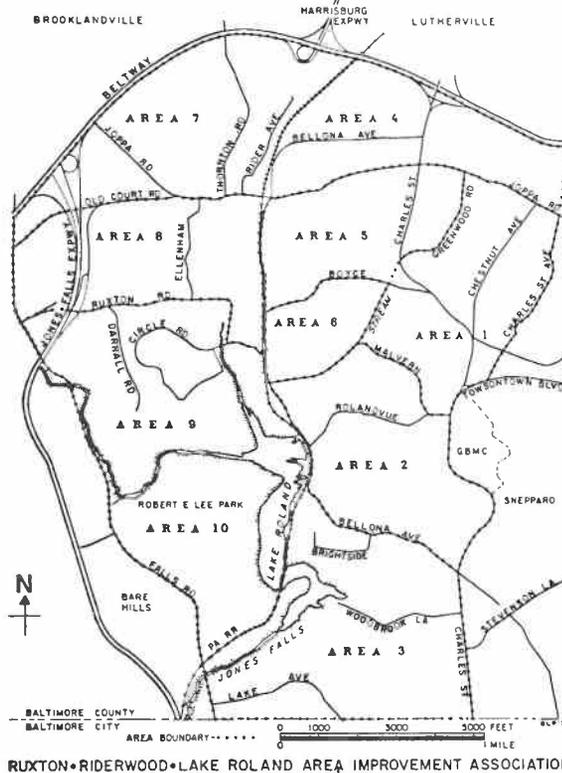
Walking Tour of Lake Roland

The Lake Roland Committee of the Ruxton-Riderwood-Lake Roland Improvement Association is sponsoring a walking tour of the critical areas of around the lake. The tour which is scheduled for Saturday October 30, is for the purpose of examining critical areas for pollution and

siltation problems. In addition to local residents, the tour will be joined by officials from Baltimore County's Soil Conservation Service, Recreation and Parks Department, the Regional Planning Council and the Baltimore City Department of Public Works. Also in the group will be key members of the Goucher

College Survey Team.

The place of meeting is on the east side of the lake next to the railroad tracks just south of the Ruxton Esso Station and the Ruxton Shopping Center, and north of the sharp curve in Bellona Avenue. It is urged that those planning the trip be on location as promptly as possible.



RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT ASSOCIATION

AREA CAPTAINS

Area 1—Robert M. Rogers, 1006 Malvern Ave., 21204.	825-0468
Area 2—Allan T. Norris, 922 Army Rd., 21204	825-4392
Area 3—William P. Sadler, 6308 N. Charles St., 21212	377-7238
Area 4—Errol B. Hay 3d, Brookside La., Box 24, Riderwood, Md. 21139	825-3724
Area 5—D. Heyward Hamilton, 1501 Carrollton Ave., 21204	823-4663
Area 6—William N. Finley Jr., 1200 Berwick Rd., 21204	823-7797
Area 7—G. Robert Davidson, 8105 Rider Ave., 21204	823-7070
Area 8—Samuel C. Williams, 1902 Ruxton Rd., 21204	823-8358
Area 9—Richard W. Harper, 1800 Indian Head Rd. 21204	821-6813
Area 10—Dr. Edward Davens, 6141 Barroll Rd. 21209	823-2719

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

**Bulk Rate
U.S. POSTAGE
PAID
Brooklandville, Md.
Permit No. 9**