



BULLETIN



Vol. 2—No. 3

November, 1973

President's Report Cites Important Problems

The 1973-74 year has begun with an active program for your Association. Immediately following the May 24 annual meeting, plans were formulated in organizing the working committees, consisting of members of the Board of Governors and other residents in the Ruxton-Riderwood community. As reported in other articles in this Bulletin, these committees are actively at work for our community.

As in the past, the Zoning Committee will have an active year. Under the co-chairmanship of Phil Goldsborough and Dryden Hall, this committee will be concentrating on several important issues - of particular importance in the requested DR-16 designation of the Sobeloff property. That would enable the Excavation Construction Company to build 500 apartments on 31.4 acres. Your Association has taken, and will continue to take, a vigorous stand in opposition to the serious high density, traffic and environmental problems inherent in the Excavation Construction Company request for DR zoning.

COMMUNICATION COMMITTEE

Under the chairmanship of Arthur Waxter, the Communications Committee is actively working with other Improvement Associations in this area. This committee is co-operating closely with the Lutherville, Riderwood Hill and other Associations on the Sobeloff issue, as well as a Third District Baltimore county group working on land reform.

Under the able direction of Jim Campbell and Sandy Hoff, the Traffic and Roads Committee has extensive problems to manage. There are potentially disturbing road and traffic situations that could result from repairs to the Riderwood bridge—necessary repairs because of the age and weakened condition of the bridge near the Joppa Road and Bellona venue intersection. Your Association will insist upon no unnecessary road widening or expanded road intersection beyond that absolutely

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Whitman, Requardt Associates Lake Roland Report

By John B. Gillett

Although Lake Roland was originally impounded to supply water for Baltimore City, it has evolved as a recreational lake. Today the lake and the surrounding land still retained by the City are administered by its Department of Recreation and Parks as Robert E. Lee Park.

The lake acts as a depository for eroded silt from Jones Falls, Roland Run and Towson Run. Farming and, in recent years, residential, public and highway development have added to its problems. In spite of two previous dredging programs, 60 per cent of the capacity of the lake is now silted.

PROBLEMS OF SILTATION

Siltation is unavoidable. Fresh water lakes are not a natural phenomenon in the Appalachian Mountains south of the glaciated areas. The clear natural lakes so common in New England, New York, Wisconsin and Minnesota were created by the receding glaciers and have relatively small drainage areas. Even the Great Lakes have no significant tributaries. The large drainage areas and erodible soils of the central and southern Appalachian Mountains and their Piedmont foothills are not compatible with long-lived natural lakes. Therefore, the restoration or continuation of any impoundment requires continuous attention.

The degrading of Lake Roland has attracted the attention of several groups. The Ruxton-Riderwood-Lake Roland Improvement Association has been concerned for several years. Dr. John W. Foerster, Professor of Biological Sciences at Goucher College, working in close harmony with the Association, developed a report entitled "The Degradation of Lake Roland", dated June, 1971.

Dr. Gordon Wolman, Professor of Geography at Johns Hopkins University, has also been interested in the lake and has advised the Association on matters of siltation, its causes and effects.

The Kiwanis Club of North Baltimore published a report on March 12, 1973,

entitled "A Plan for Rehabilitation of Lake Roland". This plan proposes a major silt barrier just below the mouth of Towson Run and other recreational improvements. The Ellicott Machine Corporation has made an offer of free dredge rental for 60 days to help solve the problem.

RESTORATION PLANS OUTLINED

As a result of these various interests, the Department of Public Works of Baltimore County and Baltimore City jointly authorized this study of methods to restore and retain the quality of the lake.

The report finds that Lake Roland, despite two previous dredging efforts, has today silt deposits of about 1,300,000 cubic yards. Its volume is only about 180,000,000 gallons, compared to an original 500,000,000 gallons.

Continued siltation of about 20,000 cubic yards a year will fill the lake in about 50 years, if unabated.

Complete restoration is not feasible because of the volume of silt which would have to be stored in or removed from the park. However, if basins are excavated near the mouths of Jones Falls, Roland Run and Towson Run, they will reduce water velocities and permit silt to settle. Every three years silt from the basins can be dredged and pumped to sites in the park, dried and removed. At these times, other silt in lower parts of the lake can be removed in the same way. Over a period of years the lake can thus be restored.

ESTIMATE OF COSTS

The estimated cost of preparing the silt basins and disposal areas is \$454,000. An annual budget of about \$62,000 is needed for subsequent silt removal. The latter figure does not include the cost of removing dried silt from the disposal areas. Many methods must be investigated which are beyond the scope of this report, and the ultimate cost is dependent upon these investigations.

If the lake is to be restored, the following steps are recommended:

1. Obtain the easement for Disposal

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Lake Roland Report

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Site "B", disposal site is on westside of Lake Roland and straddles old Central Railroad Greenspring Branch. That easement is now owned by Lake Roland Protective Association.

2. Determine cost sharing between the City and County and apply for grants-in-aid of construction.

3. Accept the offers of Ellicott Machine Corporation and others and proceed with silt removal.

4. Adopt triennial dredging program and provide funds.

Safety Regulations for Bicyclists Cited by

The Traffic Committee is greatly concerned about the recent increase of bicycle accidents. Several Children have been injured when their bicycles were struck by automobiles.

We request that all of you, as drivers, stay within the speed limits and be on the alert for the ever increasing number of bicyclers on our roads. Additionally, we request that all parents insure that their children are properly trained in the rules of the road and obey the traffic signs just as automobiles are required to do. Please do not allow your children on our streets until you are confident that they have developed the necessary proficiency in riding their bicycles and exhibit the maturity to obey the basic rules of safe bicycling.

Many of our roads, such as Malvern Avenue, have been resurfaced this summer. This makes them safer if we follow the speed limits. They have not been upgraded into highways and should not be driven at highway speeds.

The traffic Committee would appreciate your reporting of any unsafe conditions on the roads in our community.

A. Y. Hoff
Co-Chairman

MALFUNCTIONING STREET LIGHT REPORTS URGED

Malfunctioning street lights in Baltimore County should be reported immediately, according to H. K. Reifsnider of the Street Lighting Section of the County Bureau of Engineering.

Pointing out that the lights are paid for on an individual monthly basis, Mr. Reifsnider says citizens can materially assist the County and themselves by reporting burned-out lights.

Calls should be made to the Baltimore Gas and Electric Company, MU 5-0123, or to the Street Lighting Section in the County Office Building at Towson.

LAKE ROLAND AT THE CROSSROADS

By George Wills

This fall marks the crucial time in the two years of efforts by our community to save Lake Roland. It is now up to us to get the necessary financial support from Baltimore County, Baltimore City, and the State of Maryland to do an effective, careful job of removing sediment from the lake and reducing pollution levels.

If Lake Roland is to be saved, and prevented from becoming a stagnant mud bog, we need a sensitive program for partial restoration and reasonable waterflow into the Lake.

Your Lake Roland Committee and your Association have been extremely busy during the last three months to help achieve the kind of restoration program that will preserve the essentially natural qualities of the Lake and surrounding woodland while essential sediment removal and controls are undertaken.

On June 7th, a tour of the Lake was held for State and local government officials to review funding plans for rehabilitation of Lake Roland, pending completion of the Whitman Requardt study. The officials present agreed that State of Maryland "Project Open

Space" funds could be used on a matching basis with Baltimore City and Baltimore County.

Among officials who were present on the tour were Secretary James B. Coulter, Department of Natural Resources; Dr. Pierce Linaweaver, Director of Public Works, Baltimore City; Albert Kaltenbach, Director of Public Works, Baltimore County, and staff members from their departments. The Baltimore County Department of Recreation and Parks were not represented, but, subsequently, your Association was informed by William Tierney, Director, that his Department does support the general program of Lake Roland rehabilitation and will make its final decision pending review of the Whitman Requardt report.

The Baltimore City Recreation Department, represented on the Lake Roland tour by Douglas S. Tawney, Director, has indicated its full support of the rehabilitation program in cooperation with Baltimore County and the State, provided there is matching support by Baltimore County and the State of Maryland.

Reminder Of Association Dues

News coverage by the Bulletin of the Ruxton-Riderwood area is an important service. Such information is invaluable to residents. It is important, therefore, that all members of the Ruxton-Riderwood-Lake Roland Improvement Association co-operate in the matter of payment of dues to the Association in the interest of a better community.

Harrington's Store Now Under New Management

After years of managing and operating the general food store and market at Ruxton, Charles D. Harrington whose family has been connected with general grocery business management in the Ruxton-Riderwood area since 1890 has leased the Ruxton store to Harold Graul, who also operates a similar establishment at Annapolis. Mr. Graul is a young man with a background of experience in this business. He and his family are planning to make their home in Ruxton. As stated in a separate article in the Bulletin, the Riderwood store has been renovated for occupancy by commercial interests.

Mr. Graul took over the operation of the Ruxton store on September 4. A number of changes have been made in the arrangement of merchandise to facilitate the self-service system for

patrons. A new source of food supply is York, Pa., a section known for high quality products.

The wine and liquor store, however is still being operated by Mr. Harrington, under the direction of Carroll Rever.

ENLARGED PARKING LOT

A much needed improvement is now in the process of being finalized at the Ruxton Store property. This is the enlargement of present parking lot to provide not only for the convenience of customers but to arrange parking space for all employees who formerly had to leave their cars at other locations.

According to Mr. Harrington, nearby property owners have been kept fully informed of the project and are seemingly in agreement with the plan which stipulates adequate screening with Canadian hemlocks.

Green Spring Valley

It is believed that the early settlers in Green Spring Valley drifted north from southern Maryland as well as from Pennsylvania about 1693. Many of them settled around some springs in the valley which they called Green Springs. In 1729 Captain Robert North, who was member of the committee that laid out Baltimore Town, built a homestead in the valley which he named Green Spring.

LEAF BURNING REGULATIONS

Open leaf burning within the confines of the Baltimore Beltway is absolutely prohibited in accordance with a State Air Quality Control Law which became effective in 1972.

According to Dr. Donald J. Roop, Baltimore County Health Officer, residents living outside the Beltway, where there are regular collections or especially arranged leaf pickup by community groups, must not burn them.

However, where no collection is provided by the county outside the Beltway, residents may burn leaves at locations not closer than 300 feet from any dwelling or place where people work or congregate. All such burning must also be in compliance with County Fire Department and State Forest and Parks regulations.

Each homeowner is permitted to place two bags of leaves with regular refuse collection. Polyethylene bags are recommended. They will not be collected from metal cans.

President's Report

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necessary for safety purposes. This viewpoint was expressed to Albert Kaltenbach, County Public Works Director, and county road officials at a meeting this summer. We have been assured by Mr. Kaltenbach that an environmental impact statement will be required on this project. Your Association will oppose any detour (during the bridge repairs) being routed over Ellenham Road or Roland Avenue.

The Traffic Committee is also working to develop a community awareness of safe driving essential on Ruxton streets that are increasingly busy with bicycle traffic.

LAKE ROLAND PROGRAM

Your Association's Lake Roland Committee is prepared to proceed to final discussions with appropriate local governments, as well as State government, to implement the most careful and sensitive restoration possible for Lake Roland. For the past two years, with the advise of knowledgeable consultants (particularly Dr. Gordon Wolman, chairman of the Johns Hopkins University Environmental Sciences) we have been working towards a technical program that will prevent the lake from becoming a virtual mud bog and preserve the unique, natural and "quiet" wooded areas around the lake.

Concern about road safety and motorcycle riding has been expressed by many residents in the Hollins

Avenue area south of Robert E. Lee Park. Your Association is working closely with these residents to resolve this problem, hopefully re-routing R. E. L. Park traffic to the Falls Road entrance and closing the park at an earlier hour.

Membership in your Association continues to increase at a satisfactory rate. In this connection, we are working closely with the Four Winds Association on matters of mutual interest. Also, we are working on Roland Run flooding problems with residents of Springway and Ruxway Road area. A Roland Run committee will be formed to help alleviate this situation and seek corrective action by Baltimore County. Dick Frisch is serving as chairman of our membership committee. Your Association will remain strong only if we continue to increase our numbers.

SAFETY URGED

Your Association is working actively on a number of other problems in our community: proper tree planting and beautification of the Berwick Road area affected by enlargement of Harrington's store parking lot; bicycle safety and reduction of car speeds on residential streets; and better enforcement of Robert E. Lee Park recreation rules for the protection of nearby residents.

Congratulations are in order for the newly formed Lake Roland Foundation under the leadership of W. Page Dame, chairman, and Mrs. J. Paul Bright, vice chairman. This Foundation will work with your Association to insure that Lake Roland remains a place of unique natural beauty, with adequate protection against sediment influx and other pollution.

In recognition of his valuable services as president of your Association in 1972-73, the Board of Governors nominated T. Talbot Bond as Governor Emeritus. His advice and counsel are of great value to us.

In summary, a busy year is underway, and your Association will continue its efforts to keep Ruxton-Riderwood a properly zoned, pleasant and scenic community.

George S. Wills,
President

Spook Hill

Spook Hill is a section of land located near Prettyboy Dam. The name originated from the many stories told by the early settlers who once lived in this shaggy wilderness of forest land. Ghostly spirits were believed to pursue the late traveler, accompanied by mysterious lights and weird sounds.

Riderwood Bridge Project Demands Strict Supervision

The Association has been working closely with Albert B. Kaltenbach, Director of Public Works, Baltimore County, and with other government officials on the current plans of Baltimore County and the State of Maryland to replace the present bridge structure on Joppa Road, near the Joppa Road-Bellona Avenue intersection that crosses over the Northern Central Railroad Line. This bridge must be replaced because of structural deficiencies.

George S. Wills, Association president, and S. James Campbell, Chairman of the Traffic, Roads, Neighborhood Committee, have met with highway officials from both Baltimore County and the State of Maryland. The Association has expressed concern that this bridge not be enlarged or widened to a degree that will damage the surrounding homes and natural setting of this residential section of Riderwood.

UNNECESSARY WIDENING

In a letter received by Mr. Wills from Mr. Kaltenbach on September 10, the Association was informed that Federal funds have not yet been approved for this project. Baltimore County has recommended that the Riderwood Bridge be widened to 30 feet, curb to curb, with a sidewalk on one side. This recommendation is one that the Association can support as a reasonable enlargement of the bridge that does not create a rationale for widening the Joppa Road or Bellona Avenue approaches beyond necessary safety requirements. The Association will follow this project closely in order to prevent any unnecessary widening of the Riderwood Bridge or of access roads to the bridge.

The cooperation of Mr. Kaltenbach and his associates on the county level, including their understanding of the concern of the community adjacent to the bridge, is most reassuring to the community.

Hunt's Church Bicentennial

One of the oldest Methodist Churches in America, the history of Hunt's stretches back beyond the American Revolutionary War. Mr. Phineas Hunt, son of Job Hunt, an early English settler, made his home between Brooklandville and Riderwood on a tract of land known as Beall's Discovery, moving there from Calvert County in 1761.

Phineas very early became class leader of the Methodist Society, now known as Hunt's, which has had uninterrupted existence since 1773.

Rezoning Petition of Excavation Company Rejected

In the spacious hearing room crowded with protestants S. Eric Dienna, county zoning commissioner, automatically rejected the rezoning petition of the Excavation Construction Company, Inc., at a special hearing Monday, September 17. The case involves 32.5 acres owned by that company, comprising a tract of land bounded by Bellona Avenue, Bellona Lane and Brookside Lane.

Excavation Construction Company, Inc. bought the property from the late Judge Simon Sobeloff in December, 1971, for the purpose of using it as a burrow pit for hundreds of thousands of cubic yards of fill needed for the company's construction of the I-83 interchange at Charles Street and the Beltway.

The D. R. zoning, which would allow 512 apartments on the tract, was requested by Excavation Construction on the grounds that the property is unsuitable for its present low density zoning of D. R. 2 and 3.5 because, it is contended, of its excellent access to the city and county via the Beltway, and also because the property is "wedged" between the Beltway, the railroad tracks and existing apartments.

OPPOSITION REASONS STATED

Opposition to the rezoning is headed by the Ruxton-Riderwood-Lake Roland Area Improvement Association under the direction of the Association's legal counsel, Richard C. Murray. Arguments against the rezoning point to the following analysis of the situation:

1. Access, which could be only onto Bellona Avenue, is severely limited. Baltimore County Traffic Engineer states that Bellona Avenue would have to be "improved" if rezoning were granted.

2. The property is hardly "wedged" between the Beltway, the railroad and

existing apartments since over two-thirds of its perimeter borders individual homes on mostly one-acre lots.

3. Ruxton Elementary School would become overcrowded according to the report of the Board of Education.

4. The property should remain D. R. 2 and 3.5 as a buffer between Ruxton Towers and Charlesgate Apartments to the east and low-density residential areas to the south and west.

PROTESTANTS PACK ROOM

At the September 17 hearing, Excavation Construction refused to present any evidence and the petition for rezoning was automatically rejected from the bench. Such a procedure is a ploy used more and more frequently by developers who wish to by-pass the zoning commissioner and are willing to accept his denial in order to appeal this decision, thus saving their arguments for presentation before the Board of Appeals. This is understandable since it is only evidence before the Board of Appeals on which any further court action or appeal by either side can be based.

WINDSOR PROPERTY APPEAL

As a corollary to this zoning activity, an appeal is currently pending on the Walter Windsor property, 8320 Bellona Avenue, adjacent to the Sobeloff tract. His application to rezone 3.75 acres from D.R. 2 and 3.5 to D.R. 16 was denied by the deputy zoning commissioner in February, 1973. He has appealed that decision to the Board of Appeals. The hearing date has been postponed indefinitely and is probably waiting for the outcome of the Excavation Construction Co. rezoning case. For further information, call Erroll or Nancy Bets Hay, 825-3724.

Nancy Bets Hays

Zoning Appeals Involve Vital Legal Decisions

Two parcels of land within the Association's jurisdiction are the subject of current applications for zoning reclassification. Owners of the Dullenger tract, an unimproved parcel located on the west side of Charles Street immediately north of its intersection with Towsontowne Boulevard, have previously sought reclassification to DR-16 with a special exception to permit construction of an office building. The Zoning Commission has denied this application and from its decision an appeal is now pending before the County Board of Appeals. No date for this appeal has yet been fixed.

The Webb-Oles property, located on Ruxton Road immediately west of the Ruxton Bridge and Ruxton Township Apartments, is the subject of litigation now pending before the Circuit Court for Baltimore County in which the Association has sought the aid of the equity court to reclassify that portion of the property which is presently zoned DR-16, alleging, as the justification for such position, the error on the part of the County in originally drawing the present zoning maps. The case is at issue and although a hearing date has not been established, it is likely that the trial will be held sometime within the ensuing six months.

J. M. Dryden Hall, Jr.

Lake Roland Watershed Foundation

At the initial meeting of the Lake Roland Watershed Foundation on June 25, 1973, the Articles of Incorporation as filed and approved by the State Department of Assessments and Taxation were presented. These were amended to limit the number of directors to twenty-five, at least five of whom shall be chosen by the Board of Governors of the Ruxton-Riderwood-Lake Roland Improvement Association, Inc. In addition, By-Laws were adopted that included designation of directors for one-, two-, and three-year terms, permitting a director to succeed himself for one term, followed by at least one year's absence from the Board. The application for tax exemption is on file.

At present, the Board of Directors is in the process of being formed. The following were elected as officers of the Corporation: President, W. Page Dame; vice president, Mrs. J. Paul Bright, Jr.; secretary, Mrs. J. Paul Bright, Jr. (Pro Tem); treasurer, L. Gordon Croft. Following release of the Whitman-Requardt report concerning Lake Roland, the Board will move to quickly obtain a basic government commitment to save the lake.

Progress Noted By Special Committee

The Communications Committee has been active since the annual meeting of the Association. On June 25th, I attended a meeting of the Third District Platform Committee, a newly formed group which has constituted itself for the purpose of working on the issues of land use in the Third District of Baltimore County. This group is led by Anne Kramer and Dave Berger, two county citizens who have been very active in the land issues of the county. When they have completed their Charter, they will send a copy to us. I shall then make a further report, particularly as to whether they will be requesting our financial support.

In the matter of the Sobeloff property covered by the Zoning Committee's Report, we contacted and received the support of the Riderwood Hills Association. Also, we have the strong support of the Lutherville Improvement Association in this matter.

In connection with the Hilton Wright property on Falls Road just south of the Valley Road, we talked to both the Valley Planning Council and the Stevenson Association and received assurances that the petition of the Pikesville Heating Company would be strongly opposed.

Arthur L. S. Waxter

COMMITTEES 1973-74

MEMBERSHIP

Richard Frisch, 1104 Malvern Avenue, 04, Chairman, 296-8561
Kenneth Tag, 7908 Springway Road, 04, Co-Chairman, 828-0197
Robert M. Rogers, 1006 Malvern Avenue, 04, 823-7515
William B. Sawers, Jr., 1204 Lake Falls Road, 10, 377-6986

TRAFFIC—ROADS

S. James Campbell, 1904 Indian Head Road, 04, Chairman, 825-2704
Robert L. Randolph, 2 Malvern Court, 04, Co-Chairman, 823-7515
Alexander Y. Hoff, 7902 Ellenham Avenue, 04, Co-Chairman, 821-1716
Rodney J. Brooks, Jr., 6011 Hollins Avenue, 10, 377-8369
Samuel C. Williams, 1902 Ruxton Road, 04, 823-8358
G. Grayson Boyce, 7919 Sherwood Avenue, 04, 828-0715
J. Paul Bright, Jr., 7616 Club Road, 04, 825-2615

ZONING

Phillips L. Goldsborough, 3d., 1806 Circle Road, 04, Chairman, 823-2852
J. M. Dryden Hall, Jr., 1926 Ruxton Road, 04, Co-Chairman, 825-6562
Richard G. Macgill, Jr., 1725 Circle Road, 04, 828-5707
M. Jenkins Cromwell, Jr., 1932 Old Court Road, 04, 825-2882
Dorsey Yearley, 1002 Rolandvue Road, 04, 823-8824
Arthur L. S. Waxter, 7847 Ellenham Road, 04, 823-5757
William F. Baird, Jr., 1101 Hollins Lane, 09, 825-7097

PUBLICATIONS

Edwin K. Gontrum, Box 85, Riderwood, 21139, Chairman, 823-9180
Erroll B. Hay, 3d., Box 24, Riderwood, 21139, Co-Chairman, 825-3724

COMMUNICATIONS

Arthur L. S. Waxter, 7847 Ellenham Road, 04, Chairman, 823-5757
John H. Mulholland, M.D., 1317 Walnut Hill Lane, 04, Co-Chairman, 828-1811
A. Pitts Robinson, 7810 Chelsea Street, 04, 825-7518

LAKE ROLAND

George S. Wills, 7914 Sherwood Avenue, 04, 823-9243
Rodney J. Brooks, 6011 Hollins Avenue, 10, 377-8369
Mrs. Arthur U. Hooper, 1100 Copper Hill Road, 04, 823-8559
Erroll B. Hay, 3d., Box 24, Riderwood, 21139, 825-3724
L. Gordon Croft, 7503 Club Road, 04, 821-5614
G. Robert Davidson, 8105 Rider Avenue, 04, 823-7070
Dorsey Yearley, 1002 Rolandvue Road, 04, 823-8824
S. James Campbell, 1904 Indian Head Road, 04, 825-2704
T. Talbott Bond, 1846 Circle Road, 04, 828-8096

JOHNSON PROPERTY

Phillips L. Goldsborough, 3d., 1806 Circle Road, 04, Chairman, 823-2852
T. Talbott Bond, 1846 Circle Road, 04, 828-8096
S. James Campbell, 1904 Indian Head Road, 04, 825-2704
M. Jenkins Cromwell, Jr., 1932 Old Court Road, 04, 825-2882
Richard W. Harper, 1800 Indian Head Road, 04, 821-6813
Richard G. Macgill, Jr., 1725 Circle Road, 04, 828-5707
John H. Mulholland, M.D., 1317 Walnut Hill Lane, 04, 828-1811
Robert M. Rogers, 1006 Malvern Avenue, 04, 825-0468
Geary L. Stonesifer, Jr., M.D., 7822 Ruxwood Road, 04, 823-0777
George S. Wills, 7914 Sherwood Avenue, 04, 823-9243
Dorsey Yearley, 1002 Rolandvue Road, 04, 823-8824

New Members Since May Bulletin

Mr. and Mrs. Charles J. Bishop
Mr. and Mrs. G. Grayson Boyce
Mr. and Mrs. Richard B. Brandt
Col. and Mrs. Sloan Doak
Mr. and Mrs. T. Marshall Duer, Jr.
Mr. and Mrs. McKenny Egerton
Mr. and Mrs. John Gardner
Mr. and Mrs. John J. Jackson
Mr. Frank W. Jacobs
Dr. Dennis T. Jones
Mr. and Mrs. William R. Kearns
Mr. and Mrs. William B. Kempton
Mr. Harvey B. Kershaw, Jr.
Mr. and Mrs. Henry Lord
Mr. and Mrs. Harry J. Matthews, Jr.
Mr. and Mrs. John W. McCaughey
Mr. and Mrs. Robert G. Merrick
Mr. and Mrs. Graham A. Randolph
Mr. and Mrs. Walter Scott, Sr.
Dr. and Mrs. Sylvester Sterioff
Mr. and Mrs. Kenneth C. Tag
Mr. and Mrs. Edward F. Tolzman, Jr.
Mr. and Mrs. Walter H. Voigt
Mr. and Mrs. R. Gerard Willse, Jr.
Mr. and Mrs. Edward P. Wilmot

Association Annual Meeting Draws Record Crowd

The annual meeting of the Ruxton-Riderwood-Lake Roland Area Improvement Association was held Wednesday evening, May 23, in the auditorium of the Church of the Good Shepherd. A capacity audience was present, an attendance record of over 250 members.

Talbott Bond, president, who presided at the meeting, stated that the association experienced a phenomenal growth during the past two years with an increase in membership from 400 to over 900 families. This evidence of community support, he declared, indicates the important

contribution of the Association to the general welfare of the Ruxton-Riderwood area.

Eight new members were elected to the Board to serve for a three year term. Those serving at large include Arthur L. S. Waxter, Richard W. Frisch, J. Paul Bright and L. Gordon Croft. The others are William B. Sawers, Jr., Area 3, Earroll B. Hay, Area 4, Thomas Olsen, Area 7, and J. M. Dryden Hall, Jr., Area 8.

ZONING RESOLUTION

In order to expedite the work of the Association in the important problems involving zoning a resolution was passed at the meeting to give full power to the Board of Governors for final action in such cases. This special authority now vested in the Board thus eliminates the need of holding a full membership meeting for the purpose of making decisions pertaining to all zoning matters.

John B. Gillette, of the engineering firm of Whitman, Requardt and Associates, who was the speaker following the regular business meeting discussed the Lake Roland problem.

As his firm was engaged by Baltimore County and Baltimore City to develop a plan for the lake, his comments were extremely knowledgeable and enlightening.

At a short meeting by the new Board of Governors following the adjournment of the regular meeting the following officers were elected for a one year term: George S. Wills, president; Richard G. Macgill, Jr., vice president; Richard W. Harper, second vice president; Earroll B. Hay, III, secretary; and William B. Sawers, Jr., treasurer.

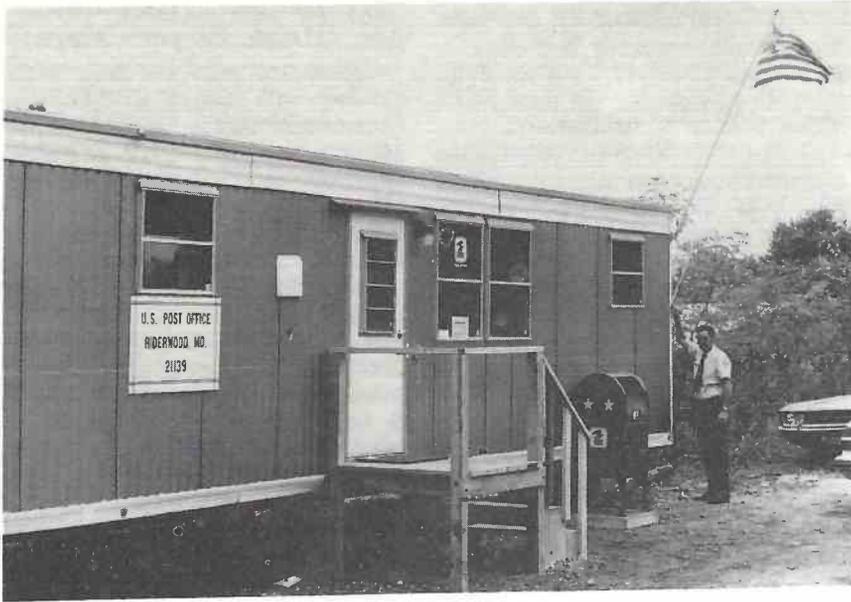
Report of Rezoning Status of Johnson Property

Since publication of the last newsletter, there have been two hearings before the Baltimore County Zoning Commissioner in connection with the application of Rockland Holding Corporation for the rezoning of the Johnson property which has been requested by the owners in order to permit the proposed development of that property by Rouse-Wates, Inc.

The applicant made no serious effort to prove its case at either hearing, apparently having decided to reserve the presentation of its evidence until the time of the hearing before the Board of Appeals. The application for rezoning has been denied by the Zoning Commissioner, and an appeal has been

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RIDERWOOD TEMPORARY POST OFFICE



With the volume of business constantly increasing, postal officials are meeting this emergency by deciding to build a larger post office building at Riderwood.

The old location adjoining the Harrington store building and occupied since 1961 was vacated on October 5. Business now is being conducted from a trailer provided by Baltimore post office headquarters. This trailer, 12 by 60 feet, is well suited as a temporary office for the transaction of business pending the construction of the new building which will be completed within a year on a site, it is hoped, just south of the trailer on Bellona Avenue. The temporary trailer office, however, is adequate for the transaction of business.

Charles R. Taylor, Riderwood Postmaster, reported that business has increased over thirty per cent within the past six months. It is anticipated

that the Christmas rush is bound to exceed previous records. At the present time all available post office boxes have been rented. The new building, according to Mr. Taylor, will provide for additional boxes to take care of the mounting demand for this service. Besides Mr. Taylor, other members of the post office staff are Mrs. Edna T. Pruitt and Mrs. Ruth S. Wolf.

Interior Decorator And Stationers Riderwood Tenants

Harrington's Market, which had been serving the public for many years at Riderwood, closed for business on September 4.

The Riderwood store, an attractive building with ample floor space, has been leased to Anne Lickle Associates, Inc., interior decorators. Part of the space has been sub-leased to Lycetts, the well-known stationers

Johnson Property

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filed by Rockland Holding Corporation. No definite date for a hearing has yet been assigned by the Board of Appeals.

LIMITATIONS AGREEMENT

The agreement between your Association, various property owners, Rockland Holding Corporation, and Rouse-Wates, Inc. with respect to limitations upon the proposed development in the event that the application for rezoning is granted, has been fully executed. That agreement will limit any residential and commercial development of the property to the extent reported in detail earlier this year. In brief summary, the total number of dwelling units will not exceed 988 units, the office park originally planned for the northeast segment of the property will not be constructed at all, and the Village Center will be limited to 50,000 sq. ft. of retail space and 30,000 sq. ft. of office space, and a car care center.

OPEN SPACES CITED

Certain designated portions of the property are to remain as open spaces, no access road connecting the property with Old Pimlico Road is to be constructed prior to the construction of an interchange at Old Pimlico and Jones Falls Expressway, and there is to be no further development of the property at any time in the future, either residential or commercial, beyond that agreed upon, without the prior express written approval of the Association and the individual covenantees or their successors in title. There is to be no development whatever of the 30 acre parcel retained by the Johnson family, except for the private residential use of the members of that family, for a period of 30 years.

Phillips L. Goldsborough III

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

