



The Ruxton-Riderwood-Lake Roland Area Improvement Association

P. O. BOX 204

RIDERWOOD, MARYLAND 21139

410-377-4700

Community EXPO Set for April 13, 14, 15

Mark your calendar for the RRLRAIA-sponsored "open house" **Community EXPO**. The purpose of the **Community EXPO** is to maximize local citizen input for the community planning process. This opportunity is to encourage all area residents and business owners to participate in reviewing the progress of the Planning Committee to date.

The purpose of having a community plan is to provide the RRLRAIA with a blue print for action. It will address and identify what needs to be done to preserve our existing assets, how best to add to or improve on them, and how to prevent them from deterioration (Save-Add-Prevent or SAP). Having a community plan enables us to better deal and interact with the world going on around us and helps to prioritize exactly what needs to be done within our area as

established though community input and consensus. The Community Plan will need to be approved by the County Council later in the year as it will be included in the Baltimore County Master Plan. Our plan will give Ruxton, Riderwood and the Lake Roland area political standing when issues arise that impact on the community.

The Community Plan is focusing on five key areas:

- ♣ Development Control
- ♣ Historic, Architectural, and Landscape Preservation
- ♣ Traffic & Light Rail
- ♣ Open Space and Environmental Protection
- ♣ Community Enhancement

Each "theme team" will have a display and will be ready to discuss issues and receive your suggestions.

In addition to a dialogue with the planning consultants and theme team members, if you enjoy cartography this will be the place to be. On Saturday, our consultants, Chris Batten and Jim Paddock, will have zoning, historical, land use, and property maps for review. As a special incentive, you can get a customized map showing your property and enjoy refreshments courtesy of Graul's.

If you are a property or business owner, please visit the EXPO—your input is essential to the success of this plan.

Community Expo
Thursday and Friday
April 13 and April 14
5 p.m. to 9 p.m.
Saturday, April 15
9 a.m. to 5 p.m.
Church of the Good Shepherd
Carrollton and Boyce Avenues

You Are Cordially Invited... to **Dumpster Day**



WHO: All dues paying members of RRLRAIA who want—or need—to clean out their basements, closets, garages, sheds and yards!

WHAT: Your community association, in the continuing effort to promote and improve our

neighborhoods, is sponsoring the second annual Dumpster Day. Six Dumpsters will be provided for our members' use.

WHEN: Saturday, April 29, from 8:00 a.m. to 1:00 p.m. Please honor those times only, there will be volunteers available to help you unload your vehicles as well as answer any questions.

WHERE: Riderwood Elementary School on Landrake Road and the Ruxton Center on Charles Street.

WHY: To promote community involvement, to encourage the beautification of our neighborhoods, to enhance our property values and to get our spouses off our backs by making it easy to throw all that junk away that we've accumulated all these years!

More Than You Ever Wanted to Know About Comprehensive Zoning (CZMP)

By Sarah Fenno Lord

Where your Association makes itself utterly indispensable is in the Byzantine matter of Baltimore County zoning regulation. Not only is this stuff arcane and boring, it is also central to preserving our Ruxton, Riderwood and Lake Roland area neighborhoods while minimizing traffic. Occasionally it is also bitterly divisive.

That notwithstanding, the more detail we go into on this subject, the more hastily you will crumple up this Newsletter for tinder. But let's have a go. Take a look at the table (to the right) of properties to be re-zoned (or not) in a process which occurs once every four years. This process is at fever pitch right now.

If you took a good long look at the chart and if your eyelids don't yet require matchsticks to prop them open, we are emboldened to provide a translation. Let's examine the first item:

2-011 means the property is in the 2nd councilmanic district (Councilman Kevin Kamenetz). If it were in the 3rd district (Councilman Brian McIntyre) the first number would be 3. If it were in the 4th (Councilman Wayne Skinner) the first number would be a 4.

-011 means it is the 11th CZMP issue raised in that district.

Address: yep, we are looking at Gerstung's Gym, which recently built a pool.

The existing zoning on the property's 11.8 acres is MLR (manufacturing light restricted) and Sigfried Gerstung is requesting a zoning change to ML (manufacturing light) for the full acreage, because the County told him he needed to.

RRLRAIA admires the attractiveness and educational goals of Gerstung's Gym. However, RRLRAIA notes that bus terminals, heliports, excavations and expanded industrial activity would be added to the list of permitted uses, should Mr. Gerstung receive the ML zoning and someday sell the property. MLR is far preferable. Luckily, Mr. Gerstung agrees, since his gym is specifically a school for young athletes. *If he is a school, not a gym club, can't he have his pool in an MLR zone?*

Still awake? Impressive. OK, here is what the other zoning abbreviations on the chart mean:

DR stands for density residential and is the designation for residentially zoned property: DR 1 means one house can be built per acre; DR 2 means two houses per acre, DR 3.5 means 3 1/2 houses per acre; DR 5.5 means 5 1/2 houses per acre (up to DR 16).

RO permits a modest office building in residential areas.

OR grants office and residential uses; if a number follows, this classifies the type of office.

CB is community business, excluding fast food & taverns.

BLR means business local restricted, allowing high quality commercial development that is compatible with nearby residential uses.

BL okays retail sales, restaurants, food stores, taverns; even car washes, arcades, funeral homes, motels.

BM permits auto sales & service, motels, theaters, night clubs; even striptease, car washes, bus terminals.

BR allows everything in BM, plus kennels, breweries, lumber yards, motels; even airports, shooting ranges.

O 3 is office park with no residential development allowed.

-AS means automotive service.

-IM means industrial major and requires 100 acres of land so dedicated.

If you just read this entire article, congratulations, you qualify as a zoning nerd. Beware, you may even find yourself becoming a zoning zealot—on fire because zoning designations have everything to do with how viable our neighborhoods remain.

Hearings before the Planning Board on these CZMP issues were/are:

2nd district:	April 6 at 7:30 p.m. at Randallstown HS
3rd district:	April 11 at 7:30 p.m. at Tollgate HS
4th district:	April 18 at 7:30 p.m. in the County Council hearing room, Old Courthouse 400 Washington Avenue in Towson

Please arrive one-half hour early if you would like to sign up to speak. In the meantime, executive director Peggy Squitieri (410-377-4700) can give you more specifics. So can RRLRAIA zoning chair Sarah Lord (410-828-4355).

Comprehensive Zoning Map Process Issues raised for 1999-2000 affecting RRLRAIA

<u>District- Issue Number</u>	<u>Owner or Occupant</u>	<u>Address</u>	<u>Existing Zoning/Acres</u>	<u>Requested Zoning/ Acres</u>	<u>RRLRAIA Position & Comments</u>
2-011	Sigfried Gerstung	1400 Coppermine Terrace between Falls Road & JFX 2201 Old Court Road	MLR/11.8	ML/11.8	NO: initially thought to be necessary for pool, but MLR is OK NO: previous to covenants agreed to with historic Rockland Village
2-012	Rockland Mills Assoc.		DR 1/0.5	RO/0.5	
2-029	Continental Realty Corp. (Potts & Callahan - between I-83 & Pleasant View)	w/s Falls Road, 600' s of Hollins Lane	DR 3.5/13.60 MLR/ 23.75	DR 3.5/11.04 MLR/ 8.91 ML/ 17.40	NO: DR 2/13.60 per Plan Staff #2-078 MLR 23.75 (current): adequate for envisioned development by C.R.C.; no ML (current)
2-078	Planning Staff Issue Various owners	W side Falls Rd between Walnut Ave & Light Rail tracks	DR 3.5/49	DR 2/49	YES: helps preserve historic African-American Settlement & neighborhoods; Staff issue
2-064	Planning Staff Issue Various owners	W side of Falls Rd S of Clarkview Rd	DR 5.5/4.1	DR 3.5/4.1	YES: helps preserve historic African-American Settlement & neighborhoods; Staff issue
2-046	Peter Jones/Classic Car	6320 Falls Road 300' SW of Old Pimlico	ML-AS/0.5	BR or ML-IM/ 0.5	OK if BR: stricter environmental standards actually apply with this requested zoning
2-048	Kathryn & Nicholas Beltsos	6302 Falls Road Shoemaker & Falls	ML/0.7	BR/0.7	NO: current zoning appropriate for planned building
3-029	Various Owners	Greenspring Station Joppa & Falls Roads	DR 16/1.8 BL/ 13.5 OR 1/13.0 BM/ 17.0	O3/45.3	NO: intersection rated "F"; no new development currently appropriate
3-085	Foxleigh Enterprises	Falls Rd @ Greenspring Valley Road	OR 1/0.4 BM/ 11.2	BM/11.6	NO: intersection rated "F"; no new development permitted
4-016	Planning Staff Issue Royal Farm Store	1630 W. Joppa Road	BL-AS/0.4	CB or BL/0.4	OK: makes zoning compatible with use; Staff Issue
4-017	State Highway Administration (neighborhood issue)	SE side of Falls Road at Joppa Road	BL CR/ DR 1/ RO/	O3/ 3.3	NO: retaining residential portion desirable; Rezoning request (by neighbors) withdrawn
4-021	Joseph Soley	6303-6321 N. Charles St.	DR 3.5/4.0	OR 2/ OR 1/ BR/ 4.0 BM/ BL/	NO: Charles/Stevenson/Bellona improvements now in planning stages warrant continued historic residential use of Soley property
4-039	Hackerman, Cohen, & various owners RRLRA issue	6201-6229 N. Charles Street N of Stevenson Lane	BL-AS/4.9	BLR/4.9	Yes: BLR
4-034	John Hatfield Jr. (Valley Inn)	10501 Falls Rd @ Hillside Rd	DR 1/6.6	BL/6.6	NO: commercial zoning not necessary, as can currently continue to be an Inn
4-035	Sheppard Pratt	6501 N. Charles Street	DR 2/38.6	OR 2/38.6	NO: Appropriate uses avail. with DR 2
4-040	Ridewood Village RRLRA issue	8012 Bellona Avenue	BL/0.7	BLR/0.7	YES: BLR preferable in neighborhood BL ONLY with covenants
4-051	Henry J. & Mary Anne Knott	2100 W. Joppa Road	DR 1/15.0	DR 2/15.0	NO: more intensive zoning will generate further undesirable traffic. Local neighbors seeking with DR 2 plus covenants
4-066	Planning Staff Issue. Various owners from Graul's Market to Malvern Avenue	7615-7713 Bellona Avenue	BL-AS/2.2	BL/2.2	BLR preferable

Looking Back

By Joseph M. Coale, III

Ruxton-Riderwood-Lake Roland Area Improvement Association Board Member

Author of Middling Planters of Ruxton (available at Graul's Markets)

A Victory Seldom Won

In mid-March on a cool but sunny day, which gave promise of warmer temperatures to come, several members of the Community Planning Committee played tour director around the Lake Roland property for our consultants, Chris Batten and Jim Paddock.

While spring was in the air, the plants and trees were still in their winter sleep, giving us the opportunity to view clearly the streams, trails, topography and other features which, within just a few weeks, would resemble

Here all the gunpowder was manufactured that was used in the gallant defense of Baltimore against the most powerful navy in the world.

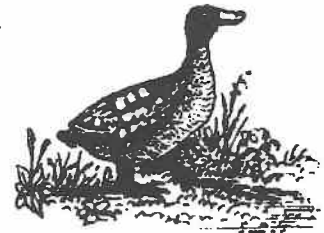
the foliage of a tropical rain forest. We walked from the L'Hirondelle Club Road down to the trail that emerges from the woods. Going south the trail parallels both Roland Run and then turns westerly along Jones Falls to a trestle that crosses the Falls.

From here we followed the old Westminster railroad bed east for about ½ mile until it bends sharply south, at the point where Jones Falls and Roland Run enter the Lake. Spread out along this curve was the location of the Bellona Gunpowder Mills (1800-1850). Here all the gunpowder was manufactured that was used in the gallant defense of Baltimore against the most powerful navy in the world.

Employing 50 workers in a dozen different buildings, the Mills was for its time a major facility and domestic source of supply, second only to the Dupont works on the Brandywine Creek in Delaware. Bordering the site on the west was the railroad and adjacent to it was the

Bare Hills Copper Mills. It's accurate to say that this area, over 150 years ago, was at the time one of the more heavily industrialized areas in the state of Maryland. Early railroads, crude mining operations and primitive gunpowder production were not known for their safety records and OSHA would have shut them all down without hesitation.

The only activity we noticed during this short intrusion into our local wilderness was a young mallard couple busily setting up housekeeping and the work of a discouraged beaver who had spent considerably too much time trying to take down a good size oak that had no intention of going anywhere. In this serene setting, only one with a very creative imagination could picture what this area looked like during its industrial phase. Now it's all woods, quite, remote and yet to the modern intruder, there is a subtle sense, almost mysterious, that something had gone on here before. I like to think of this land as being in retirement, having served well and now deserving to be at peace. Nature seldom wins nowadays, but at the former site of the Bellona Gunpowder Works of Maryland, we see at least a small victory.





Mass Transit Administration
Community Information Meeting
for the
Light Rail North Double Track

PROJECT DESCRIPTION

Since opening in April of 1992, the Light Rail Line has serviced a growing number of riders throughout Greater Baltimore. Today, the Light Rail service has approximately 30,000 riders each day, with ridership projected to grow.

The Light Rail Double Track Project will convert 9.4 miles of single track into double track along the 29 mile Light Rail Line. By implementing this project, trains can run more frequently and accommodate more passengers. Also, the reliability, flexibility and maintenance of the system will improve.

NORTH DOUBLE TRACK PROJECT

The North Double Track Project is composed of four sections from south of the Warren Road Station to north of the North Avenue Station. The project consists of 5.7 miles of second track, a second platform at the Mt. Washington Station, overhead catenary and a signal system. An inventory has been completed of the natural and community resources in the project area. MTA has analyzed the effects of the double track project on these resources.

Information will be presented on the overall Double Track Project, environmental resources identified, and effects of the project. Landscaping and noise recommendations will be discussed in detail.

Monday - April 10, 2000

Western High School

Library

4600 Falls Road

Baltimore, Maryland

7:00 pm

Wednesday - April 12, 2000

Ruxton Center

Multipurpose Room

6916 North Charles Street

Baltimore, Maryland

7:00 pm

Contact: Diane Ratcliff, MTA, 6 St. Paul Street, Baltimore, MD 21202
(410) 767-3771 or e-mail to dratcliff@mdot.state.md.us.



New Light at Joppa and Thornton And Other Traffic Issues

By Thomas George

Traffic congestion and speeding through our neighborhoods has been of increasing concern to our residents. Your Association recently brought together representatives from the State Highway Administration, Baltimore County Traffic Engineering, Baltimore County Police Department, and Councilman Wayne Skinner to give our residents an opportunity to communicate these concerns directly.

The 90 residents who attended this meeting at the Church of the Good Shepherd on the rainy evening of March 21 were given ample opportunity to point out—in detail—the many and various areas of concern for congestion, speeding, and safety issues. One major area of concern and confusion was the light proposed for the Thornton-Joppa intersection, which the authorities clarified by saying that they are proceeding with planning the light for a fall installation. There was also dissatisfaction expressed with the Charles-Bellona traffic circle. The State Highway Administration continues to address the unanticipated change in traffic patterns at this location. As for general speeding and safety concerns, the authorities are very willing to police these issues and promised to provide regular patrols and speed enforcement. Residents were encouraged to call in complaints.

Many residents, however, requested physical changes to the roads such as speed humps, rumble strips, additional stop signs, and permanent radar installation. County officials would prefer to explore alternate traffic calming methods. Speed humps are apparently against County policy. It was also pointed out that physical changes are expensive and, in many cases, only re-direct the traffic to a different area of the neighborhood that currently has no problem. Their experience was that physical changes frequently create unwanted inconveniences to the local residents.

They also pointed out that many traffic problems are behavioral and not physical. People these days are busier and in more of a hurry. The roads are smoother and the cars are more powerful and quieter. People drive faster without realizing it. Residents resent outsiders cutting through their community, but we all do it. We all need to be patient and s-l-o-w d-o-w-n.



More on Dumpster Day

You are encouraged to recycle glass, plastic and paper products as usual. **Paint, thinner, chemicals, pesticides, flammable items, tires, batteries, large stumps, etc. will not be accepted.** If you have any questions, want to volunteer your time, or want to join the Association, please call our office at 410-377-4700.

COME ONE, COME ALL!!! MARY FRANCES CUNNINGHAM MINISTRIES FAMILY FUN FESTIVAL

SATURDAY, MAY 6th, 11 a.m. -4 p.m.
MISSION HELPER CENTER
1001 W. JOPPA RD.
BALTIMORE, MD 21204
(entrance on Chestnut Ave.)

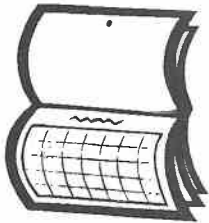
Silent Auction, Tombola Table, Cake Table,
Face Painting, Children's Games,
Door Prizes, Money Raffle, Chair Massages,
Choral Shows

All proceeds will benefit the
Home Hearth Program, an after school program
for children and families in West Baltimore,
the first neighborhood of the
Mission Helpers of the Sacred Heart.
(Program will begin August, 2000 and is
sponsored by the Sisters.)



The Ruxton-Riderwood-Lake Roland
Area Improvement Association, Inc.
Post Office Box 204
Riderwood, Maryland 21139
410-377-4700 (telephone/FAX)

Presorted
Standard
U.S. POSTAGE
PAID
Riderwood, MD
Permit No. 43



Important Events

Mark your calendars so you won't miss these dates

- | | | | |
|--------------------|--|-----------------|---|
| April 12 | MTA-sponsored Public Information Workshop Light Rail Double Tracking
(details inside) | April 29 | Dumpster Day
(see page 1 for details) |
| April 13-15 | Community Expo
Church of the Good Shepherd
(see page 1 for times) | May 6 | Family Fun Festival
Mission Helpers of the Sacred Heart
(more information on page 5) |
| April 15 | Lake Roland Cleanup

Celebrate Earth Day's 30th Anniversary
Call Sarah Lord at 410-828-4355
Meet at the dam at 9 a.m. | May 23 | RRLRAIA Annual Meeting
Church of the Good Shepherd
7:30 p.m. |
| April 18 | Baltimore County Planning Board Public Hearing on District 4 Comprehensive Zoning Map Issues
Old Courthouse
400 Washington Avenue
7:30 p.m. (7:00 to sign up to speak) | | |

Webmaster Wanted — We are continually looking for ways to communicate with our members more efficiently and effectively. Our website (<http://www.bcpl.net/~ruxrider/>) is in need of a webmaster to update it about twice a month. If you have this talent and would like to volunteer your time, please call our office at 410-377-4700 or email us at ruxrider@bcpl.net. We can provide the web publishing software.