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Baltimore County • Focus on Community •

# **LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN**

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As Adopted By The Baltimore County Council on April 6, 1992

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 7

RESOLUTION NO. 28-92

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MR. DOUGLAS B. RILEY, COUNCILMAN

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BY THE COUNTY COUNCIL, APRIL 6, 1992

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A RESOLUTION to adopt the Loch Raven Village Community Conservation Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan specifies that plans prepared by citizens' associations should be evaluated for possible adoption by the Planning Board and the County Council; and

WHEREAS, a Committee of residents in the Loch Raven Village area, working under the auspices of the Board of Directors of the incorporated community organization for that area, and with assistance by County staff, prepared a Loch Raven Village Community Conservation Plan; and

WHEREAS, the draft plan thoroughly documents existing conditions and issues in the Loch Raven community, which is a logical unit for planning within Baltimore County, and proposes reasonable actions for protecting and improving the community in accord with the principles adopted in the Master Plan; and

WHEREAS, by Resolution adopted January 23, 1992, the Baltimore County Planning Board adopted the Loch Raven Village Community Conservation Plan, including the amendments submitted on January 22,



Baltimore County Government  
Planning Board



401 Bosley Avenue  
Towson, MD 21204

887-3211

**RESOLUTION**  
**Adopting and Recommending**  
**the**  
**LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN**

**WHEREAS** the Baltimore County Master Plan 1989-2000 advocates strong actions for conserving and enhancing the County's established communities, including the preparation of detailed local plans for certain designated areas; and

**WHEREAS** the Master Plan also specifies that plans prepared by citizens' associations should be evaluated for possible adoption by the Planning Board and County Council; and

**WHEREAS** a Committee of residents in the Loch Raven Village area, working under the auspices of the Board of Directors of the incorporated community organization for that area, and with assistance by County staff, has prepared a Loch Raven Village Community Conservation Plan; and

**WHEREAS** the draft Plan thoroughly documents existing conditions and issues in the Loch Raven community, which is a logical unit for planning within Baltimore County, and proposes reasonable actions for protecting and improving the community in accord with the principles adopted in the Master Plan; and

**WHEREAS** the Committee also made concerted efforts throughout the period of the Plan's preparation to assure full opportunity for participation by residents and business persons who might be affected by the Plan; and

**WHEREAS** the draft of the Community Plan, as submitted on October 3, 1991, was discussed in Committee meetings on November 7, 1991 and January 23, 1992, and was the subject of a public hearing by the Planning Board on November 14, 1991;

**NOW, THEREFORE, BE IT RESOLVED**, pursuant to Section 26-81 of the Baltimore County Code, 1988, that the Baltimore County Planning Board hereby adopts the Loch Raven Village Community Conservation Plan, May 1991, including the amendments submitted on January 22, 1992 by The Associates of Loch Raven Village, Inc., to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000; and



**LOCH RAVEN VILLAGE  
COMMUNITY CONSERVATION PLAN**

Identifies	{	Current community issues
		Future issues and concerns
Provides Guidance	{	For the neighborhood association
		For government decision makers
Demonstrates Commitment	{	To maintaining the residential character of Loch Raven Village
		To maintaining the quality of community life
		To community conservation and the Baltimore County 1989-2000 Master Plan

The time frame the plan covers is from one to eight years.

The plan was developed using information obtained from Baltimore County government, the Board of Directors of Loch Raven Village, residents of Loch Raven Village, an April, 1990, neighborhood survey, and the work of the Loch Raven Village Community Plan Committee.

The legal name for Loch Raven Village is the Associates of Loch Raven Village, Inc., herein referred to as the Association.

The Loch Raven Village Community Conservation Plan is herein referred to as the Community Plan or Plan.

The Association will work with and through the Baltimore County Office of Planning and Zoning to have the Community Conservation Plan for Loch Raven Village adopted by the Baltimore County Council to become part of the 1989-2000 Baltimore County Master Plan.

The Plan will be updated every four years, in conjunction with the updating of the Baltimore County Master Plan.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
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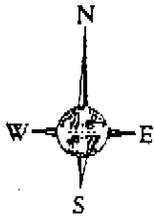
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PENNSYLVANIA



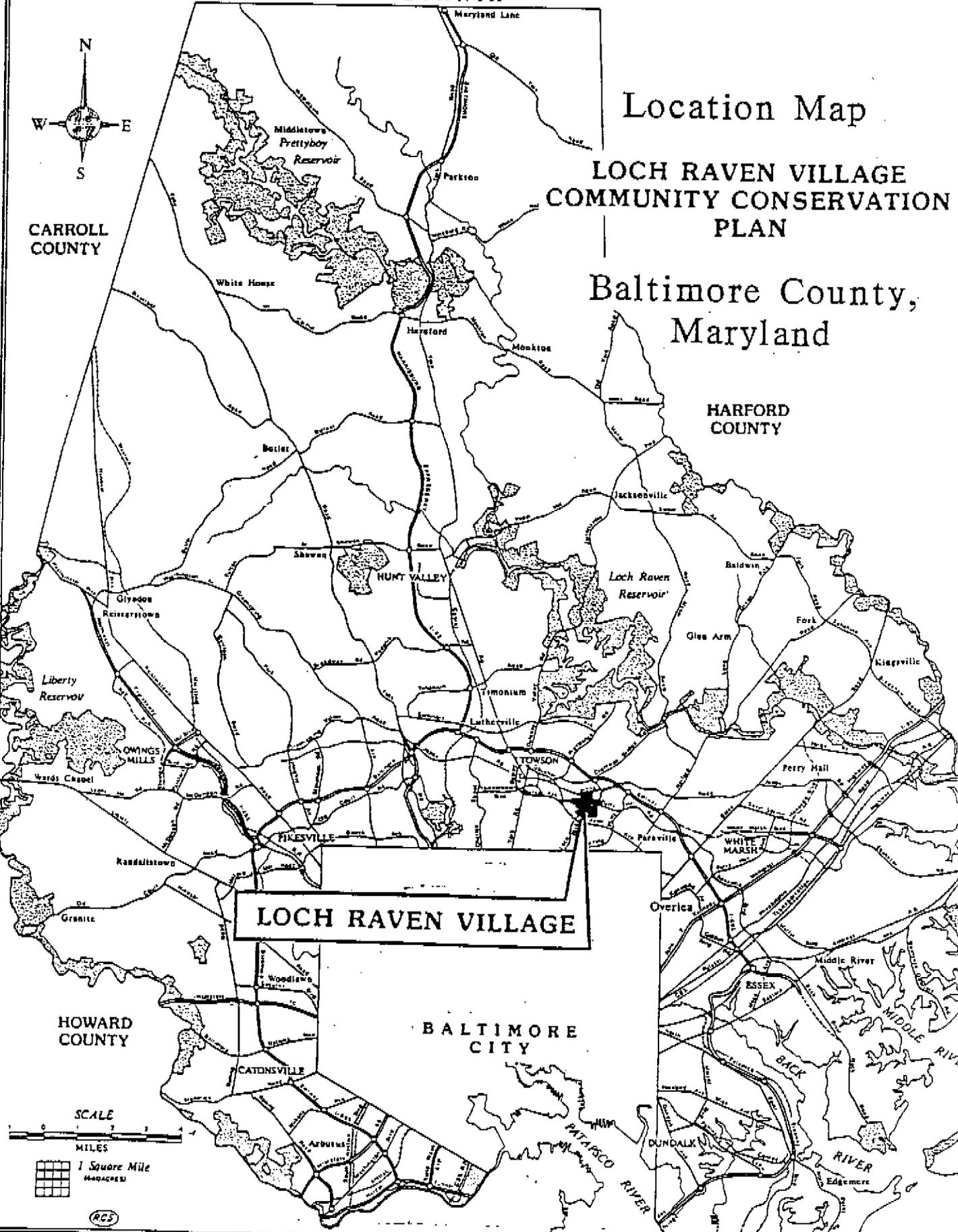
CARROLL COUNTY

# Location Map

## LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN

### Baltimore County, Maryland

HARFORD COUNTY



**LOCH RAVEN VILLAGE**

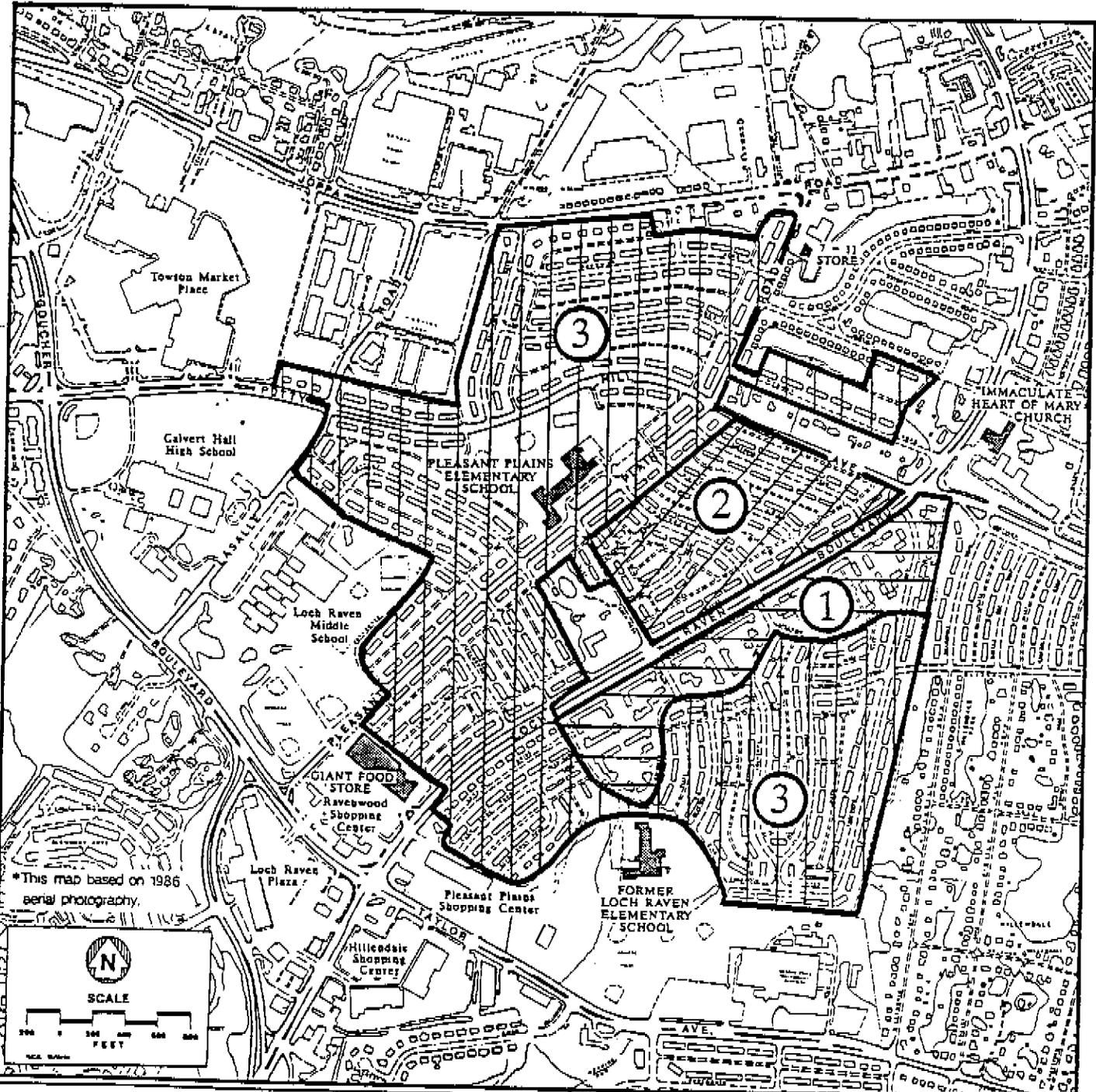
HOWARD COUNTY

BALTIMORE CITY

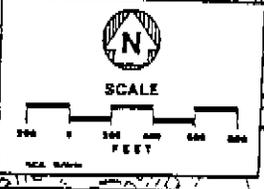


1 Square Mile  
MAGNIFIED

RCS



\*This map based on 1986  
aerial photography.



- ① Loch Raven Village Apartments
- ② Knettishall Neighborhood
- ③ Loch Raven Village Neighborhood

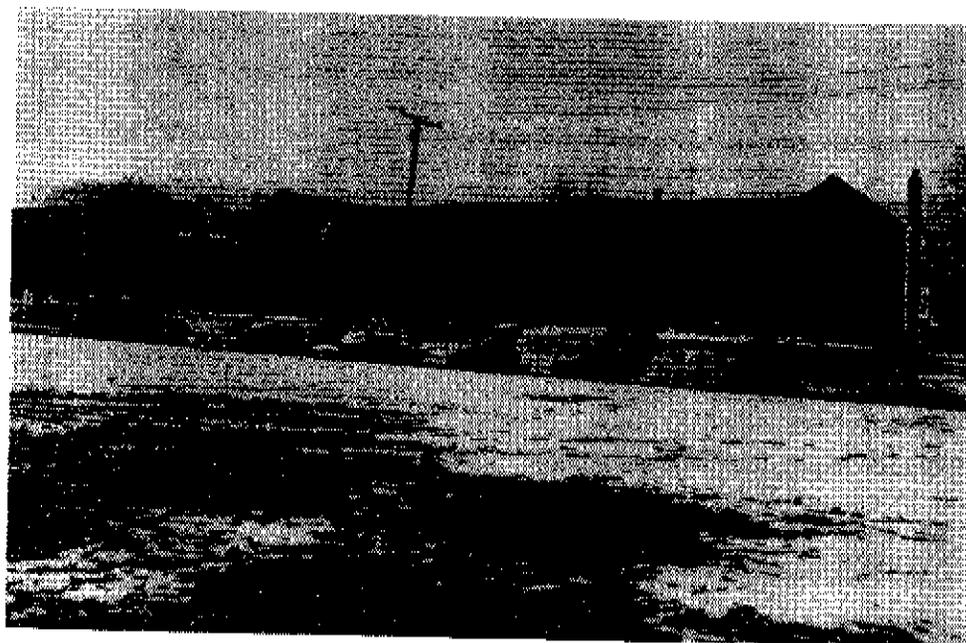
**Neighborhoods**  
**LOCH RAVEN VILLAGE**  
**COMMUNITY CONSERVATION**  
**PLAN**

## Loch Raven Village - Boundaries:

The road boundaries (see corresponding map) of Loch Raven Village are: East Joppa Road on the north (from LaSalle to Pleasant Plains Road), Pleasant Plains (west side only - south to Putty Hill Avenue), 12 homes on the south side of Mussula, the 32 homes on the north side of Myamby, Edgewood Road, Glen Keith Boulevard, Clyde Bank and Glen Gary (for purposes of this plan, east of Loch Raven Boulevard - the 495 apartments encompassed in this boundary are not part of Loch Raven Village). On the west side, Feldbrook, Kirkwall Court Pleasant Plains Road, Barksdale, Glen Keith Boulevard, LaSalle to Putty Hill Avenue. The homes on Thetford, Hardwick, Aberdeen Road (west side), Byington, Wyton, part of Loch Ness and the east side of Pleasant Plains Road & west side of Loch Raven Boulevard from Thetford to Loch Ness are part of the neighborhood community of Knettishall.

There are a total of 1,472 homes in Loch Raven Village. The number of homes per street are as follows:

Aberdeen	45	Greenway	12
Barksdale	20	East Joppa	18
Clyde Bank	43	Kennoway	21
Cottage Lane	99	Kirkwall	40
Dellsway	84	LaSalle	5
Deveron	49	Loch Ness	8
Doxbury	88	Loch Raven	63
Drumwood	67	Loch Shiel	72
Edgewood	157	Mussula	12
Feldbrook	28	Myamby	32
Glen Gary	66	Pleasant Plains	148
Glen Keith	90	Putty Hill	119
Glen Ridge	86		



**LOCH RAVEN VILLAGE  
COMMUNITY CONSERVATION PLAN**

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**LOCH RAVEN VILLAGE  
COMMUNITY CONSERVATION PLAN**

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- B. Plan Components (January, 1990)
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- G. Loch Raven Village Neighborhood Survey Results (April, 1990)
- H. Loch Raven Village Membership Notice
- I. Loch Raven Village Elementary School Survey (August, 1987)
- J. Baltimore County Board of Education - School Population Projections
- K. Loch Raven Senior Center Programs
- L. List of Acceptable/Unacceptable Household Items for Towson/Parkville Recycling Center
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Loch Raven Village - Capital Budget Projects - 1991

## I. THE NEED FOR A COMMUNITY CONSERVATION PLAN

The Loch Raven Village community began in 1947. During its four and one-half decades of growth and development, the Association has concerned itself with many issues affecting the community. It has and will continue to assess and address these factors, realizing that this interest is imperative if Loch Raven Village is to remain one of Baltimore County's healthy and vital communities.

The Board of Directors of Loch Raven Village recognizes that economic and governmental resources are limited and that the responsibility lies with this Association to become an interactive partner both with Baltimore County and surrounding neighborhoods and commercial interests.

The Associates of Loch Raven Village, Inc., following a preliminary meeting with the Administration of Baltimore County in July, 1989, decided, with the County's support, to develop a long-range community plan. The evolution of said plan would be the responsibility of the Association with assistance provided by the County Executive's Community Outreach Office.

In the fall of 1989, the Association asked for neighborhood residents to volunteer to serve on the Community Plan Committee. This group was charged with the actual development of the plan. Once formed, the committee's work involved many meetings and hours spent on research. (See Appendices A and B)

Although the Loch Raven Village Community Plan is action-oriented in addressing immediate concerns and issues, it also encompasses ideas for the future of Loch Raven Village. Not only is it a guide for Loch Raven Village, but this document should be of instrumental importance for those responsible for making decisions at the Baltimore County and Maryland State government levels, i.e., for consideration when the county formulates its capital improvement program budget.

The Loch Raven Village Community Plan is a proactive approach relying heavily on the residents of Loch Raven Village. Most of the items listed in this plan require the Association to take the initiative. During the three years this plan has been in the making, several items have already been addressed, such as, recycling, the parking problem at Calvert Hall College High School, the planting of trees, expanding day care, and establishing a senior center at the former Loch Raven elementary school.

We believe through our efforts in developing this Community Plan, that Loch Raven Village has demonstrated its commitment to maintaining the health and vitality of the community.

In short, Loch Raven Village reaffirms its desire to remain one of Baltimore County's finest neighborhoods, one in which its where residents can be proud to live.

## II. INTRODUCTION TO THE COMMUNITY CONSERVATION PLAN

The initial outline of the Loch Raven Village Community Plan was completed in September, 1987. Following an informal discussion with Baltimore County in April, 1988, the Association agreed to postpone action on the Community Plan until Baltimore County developed a process to assist neighborhoods like ours through its Baltimore County Master Plan. Because Loch Raven Village had already begun work on this community plan, it serves as a pilot project with Baltimore County.

In 1989, the Association formally organized a committee to draft the Loch Raven Village Community Conservation Plan. The committee's report was presented to and adopted by the Loch Raven Village membership during the Annual Meeting held on April 9, 1991. It was then forwarded to Baltimore County in May, 1991.

The community plan endeavor for Loch Raven Village was undertaken with the understanding that Baltimore County would support Loch Raven Village's efforts by incorporating the Loch Raven Village Plan into the Baltimore County Master Plan.

The Baltimore County Master Plan 1989-2000 (page 35) states:

"Baltimore County's planning efforts should be focused on new as well as existing communities to ensure that the County's built environment provides desirable places for its citizens to live and work. The quality of life in existing communities should be protected by active, considerate, and cooperative efforts of County government and community improvement organizations."

Loch Raven Village lies within the Master Plan's designated Community Conservation Areas (see Appendix C) and the Association will take the initiative to address most issues and concerns outlined in the Community Plan. However, some concerns will need to be addressed by Baltimore County, specifically, in the Baltimore County's Capital Improvement Program budget.

The Association will work with Baltimore County to identify areas needing Baltimore County's support either in services, facilities or Capital Improvement Program funds.

The document produced by Loch Raven Village Community Plan Committee is referred to as a Community Conservation Plan to reflect its relationship to the Baltimore County Master Plan.

**LOCH RAVEN VILLAGE  
COMMUNITY CONSERVATION PLAN PROCESS**

Steps:

1. Need for a Plan  Loch Raven Village  
Baltimore County Government
2. Neighborhood Plan Committee Formed
3. Community Input Sought  Meetings  
Members  
Survey
4. Community Plan Development  Baltimore County Depts.  
Local Businesses
5. Initial Drafts  Board of Directors Preliminary Review  
Residents Preliminary Review  
Plan Committee Preliminary Review
6. Plan Written — Input Changes
7. Plan Changes Incorporated  Plan Committees' Review  
Local Business Review  
Other Affected Parties
8. Plan Rewritten — Input Changes
9. Plan Submitted to Board of Directors — Review
10. Plan Rewritten — Input Changes
11. Final Report
12. Adoption at General Membership Meeting
13. Plan Sent to Baltimore County for comments and its inclusion into the Baltimore County Master Plan

#### IV. ORIGINS OF LOCH RAVEN VILLAGE

The following history was compiled using an article written by James Dorment, Founder and Developer of Loch Raven Village, that appeared in Loch Raven Village's 40th anniversary booklet, printed in 1987.

Loch Raven Village was planned in anticipation of the housing demand following the end of World War II. James Dorment, the developer of Loch Raven Village, bought 150 acres from William Hahn for \$1,100 per acre. The Hahn property was a farm with herds of Black Angus cattle. Title to these first acres, which were located on the east side of the then single-laned Loch Raven Boulevard, was taken on November 5, 1945.

Construction of Loch Raven Village started in March, 1946. The engineering firm was George A. M. Stephens, Jr. & Associates. The name of Loch Raven Village was conceived from Loch Raven Dam and Loch Raven Boulevard. Scottish names were given to the streets throughout the Village, such as, Aberdeen, Deveron, Loch Shiel, etc.

The houses were all brick construction, the inside group being 20 feet by 32 feet and selling for \$8,450 with a \$96 ground rent. The end-of-group houses were 24 feet by 30 feet with woodburning fireplaces in the living room and sold for \$8,990 with a \$120 ground rent.

The first homes were built on Aberdeen Road. The first families, all veterans from World War II, began moving in the winter of 1946-1947.

In 1947, the Loch Raven Elementary School and the Loch Raven Village Apartments, consisting of 495 apartments, were built. The rents for the apartments ranged from \$72.50/month to \$95/month.

In 1951, the bulk of the remainder of the Hahn farm (basically east of Pleasant Plains), lying on the west side of Loch Raven Boulevard, was purchased for \$2,500/acre.

In May, 1955, 218 acres of land known as the Eudowood Tract (basically west of Pleasant Plains Road), were acquired by the developer from the Maryland Hospital for Consumptives for \$5,000/acre. New homes were built with the same dimensions as those built in 1946. However, an inside home sold for \$13,450 with a \$150 ground rent, while an end-of-group sold for \$15,750 with a \$180 ground rent.

Pleasant Plains Elementary School, Loch Raven Middle School, Calvert Hall College and Towson Marketplace were also part of the Eudowood Tract.

## 1990 Loch Raven Village Neighborhood Survey

The Community Plan Committee (Demographics Subcommittee) surveyed (see Appendix F) the Loch Raven Village neighborhood in April, 1990. The purpose of this survey was to assess the problems and needs of our area. The Committee received 448 responses (30%) out of a possible 1,472 households. The results (see Appendix G) are as follows:

### Family Size:

Approximately 40% of the households have two people, while 20% have one person and 36% have three or more people.

### Age Groups:

There were 263 children listed on the survey. Approximately 35% were less than 5 years old, approximately 24% were from 6 to 12 years old, about 17% were 13 to 18 years old, while 24% were older than 18 years.

As for the adults, based on 795 adults responding, approximately 32% are 20 to 40 years old, approximately 32% are from 40 to 60 years old, while 34% are older than 60 years.

Approximately 40% of those returning the 1990 Loch Raven Village membership notice have a homeowner (the household's husband or wife) over the age of 60 years old. Based on 748 returned membership forms, 306 (40%) checked for the senior rate. Appendix H is a copy of our membership notice.

### Number of Cars/Household:

Most Loch Raven Village households (56%) have two cars, while 29% have one car and 13% have three or more cars.

Of those responding, 43.87% said there was a parking problem, while 56.03% indicated no parking problem.

### Years Lived in the Village:

Approximately 43% have lived in Loch Raven Village for 21 or more years. Another 23% have lived in Loch Raven Village for 11 to 20 years. The combined total for 10 or more years is 66%.

This compares to 20% living in Loch Raven Village for less than 5 years and 14% living in Loch Raven Village from 6 to 10 years.

Of the 448 responses, 445 own their home, while 3 listed themselves as renters. The Demographics Subcommittee feels this response may not be representative of the actual breakdown between homeowners and renters, and that the percentage of renters is higher.

Income/Household:

Approximately 23% of the households have incomes under \$30,000, 35% have incomes between \$30,000 to \$50,000, while 42% have incomes above \$50,000.

NOTE: 310 responses (out of 448) answered the question concerning income. Also, the tabulators noticed that younger couples had a greater tendency to having both spouses working, thus having a larger total income.

Other:

The survey also showed that most Loch Raven Village residents worked in either Baltimore City or Baltimore County and most worked in what are considered professional fields (i.e. teaching, medicine, etc.).

\*\*\*\*\*

The following information has also been obtained, although not a part of the 1990 Loch Raven Village neighborhood survey.

Real Estate Review:

A review of the real estate sales from the latter part of 1989 and the first part of 1990 showed 52 homes sold on the east side of Loch Raven Village. The highest price was \$112,000, the lowest was \$75,500, with an average of \$92,600.

The west side of Loch Raven Village showed 69 homes sold with the highest price of \$118,000, the lowest \$70,000, with an average of \$98,900.

\*\*\*\*\*

## VI. ISSUES

### A. USE OF COMMUNITY PUBLIC FACILITIES

#### Former Loch Raven Elementary School

In August, 1987, Loch Raven Village surveyed the neighborhood (Appendix I) to assess the residents' suggestions toward the future use of the former Loch Raven Elementary School. Approximately 800 (54%) Loch Raven Village households responded to the survey. The seven uses, in order of preference, are listed below:

1. Public Elementary School
2. Senior Citizens Center
3. Baltimore County Recreation Activities
4. Community Center
5. Adult Education Center
6. Tiny Tots Co-op
7. Baltimore County Recreation Offices

In addition to the preferences listed above, some possible uses, which would require a working relationship with Baltimore County government, are:

1. maintaining the playing fields for both open space and recreational use.
2. seeking uses of this facility that are/will be compatible with Loch Raven Village. Such uses could include expanding the current senior center and day care, establishing a community center, or establishing a neighborhood recycling center. Potential uses will need to consider the parking needs and spatial physical requirements.
3. establishing a Loch Raven Village community garden to be maintained by the Association (perhaps in the island area in front of school).

In conjunction with maintaining this property, consideration should be given to maintaining the wooded lot that is between this property and the Loch Raven Public Library. This can be accomplished through the Loch Raven Village neighborhood association, through Baltimore County government or through a joint effort of both groups.

The Association will establish a Public Facilities Use Committee to meet with Baltimore County officials to address concerns and future issues involving this former school and other public facilities in the Loch Raven Village area.

In September, 1990, the Association's Board of Directors passed a proposal to incorporate in Loch Raven Village's Annual Spring Clean-Up Day, the wooded area between the Loch Raven Public Library and the former Loch Raven Elementary School.

## Public Schools

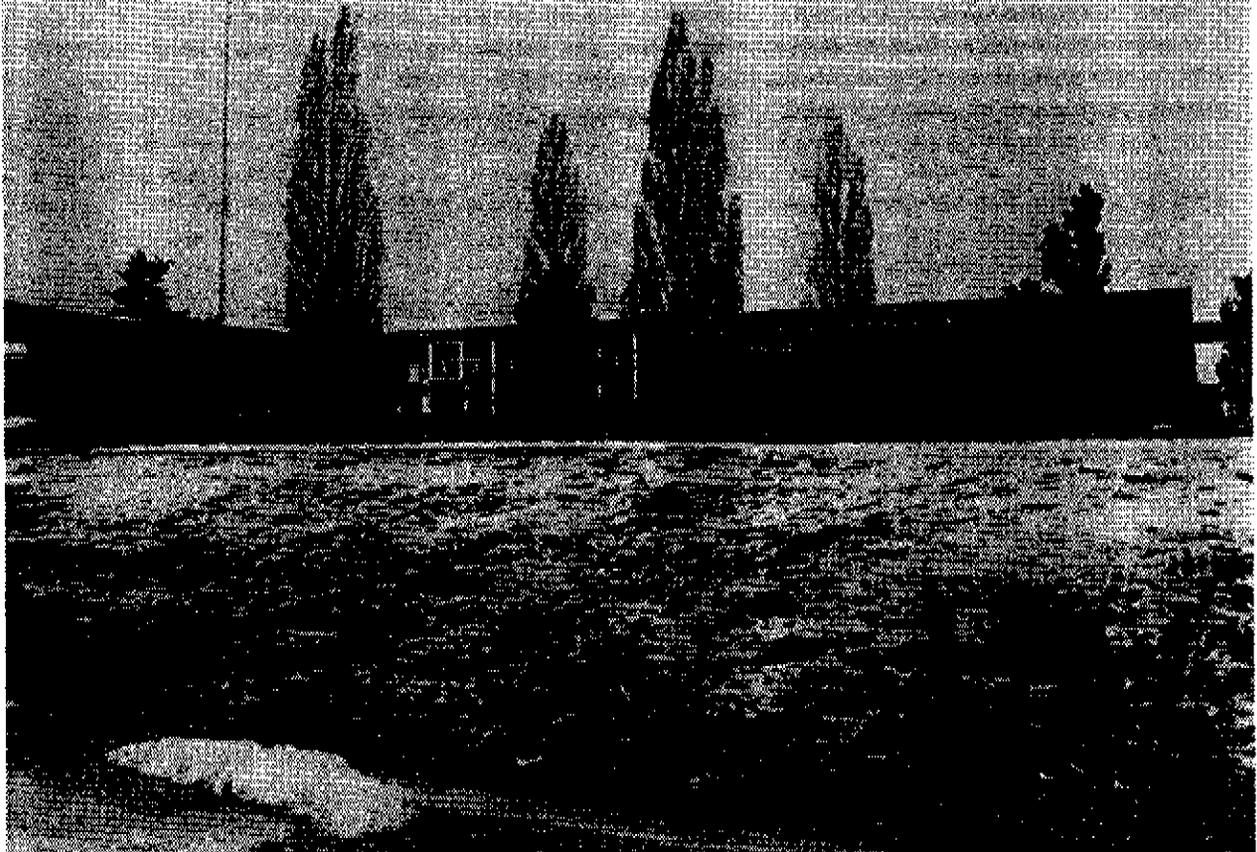
As Loch Raven Village continues to attract young families, the school age population grows. The capacity of Pleasant Plains Elementary School (pictured below) is 638 children. The projected attendance in 1999 is 930 children (see Appendix J). As the enrollment exceeds the capacity, the service boundaries for this school may be redistricted, which could dictate children from portions of Loch Raven Village (i.e. east side of Loch Raven Blvd.) to attend a different elementary school. The Association desires to retain Pleasant Plains as the primary school for all elementary-age children in Loch Raven Village.

If the student population exceeds the capacity of Pleasant Plains Elementary School, the Association will actively support and encourage the Baltimore County Board of Education to seek and discuss alternatives to redistricting, such as: setting up trailers, setting up some classes (i.e. K thru Grade 3) in the former Loch Raven Elementary School or other appropriate action to retain the current school service area boundaries.

NOTE: During the course of developing this Plan for Loch Raven Village, several Loch Raven Village residents living east of Loch Raven Boulevard, strongly indicated that they would move if Pleasant Plains were no longer the elementary school for their children.



The capacity of Loch Raven Middle School (pictured below) is 1,179. The 1990 attendance totalled 609. The projection for 1999 is 939. The Association desires to retain Loch Raven Middle School as the primary middle school for all families in Loch Raven Village.



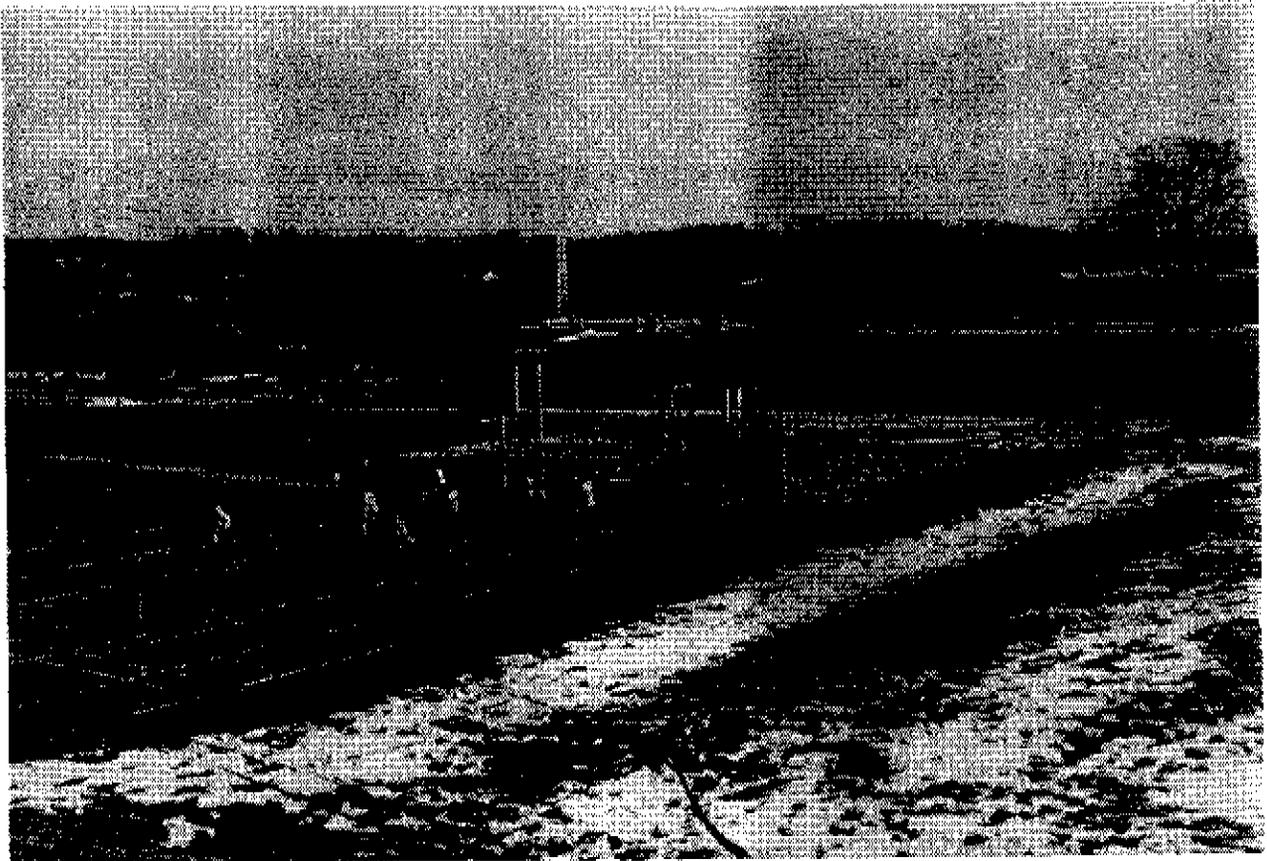
The Association wants to retain "community" schools because they:

- a) instill neighborhood cohesiveness
- b) create a unified neighborhood identity
- c) encourage a unified loyalty and spirit among Loch Raven Village school-age children
- d) centralize the Association's support (i.e., financial) to one elementary school and one middle school

## Recreational Areas / Activities

The Association recognizes the importance of neighborhood schools and recreational facilities. As such, the Association has supported improvements to these facilities and promoted the recreational activities available through the Loch Raven Recreation Council. The Association is committed to working with Baltimore County government, Baltimore County Board of Education, Baltimore County Department of Recreation and Parks, the PTAs of Loch Raven Middle School and Pleasant Plains Elementary School and the Loch Raven Recreation Council to preserve, maintain and enhance recreational areas and opportunities.

In 1987, the Association financially supported the building of a playground at Pleasant Plains Elementary. The Association, in conjunction with its neighboring community, Knettishall, will work with the appropriate people to study the need for adding more playground equipment (i.e. swings) for young children at Pleasant Plains Elementary School. The Association will also study the need for additional play equipment at the Loch Raven Recreation Center to accommodate present and anticipated daycare recreation program needs.



The Association regularly promotes, and will continue to promote, Loch Raven Recreation Council's activities in the neighborhood newsletter.

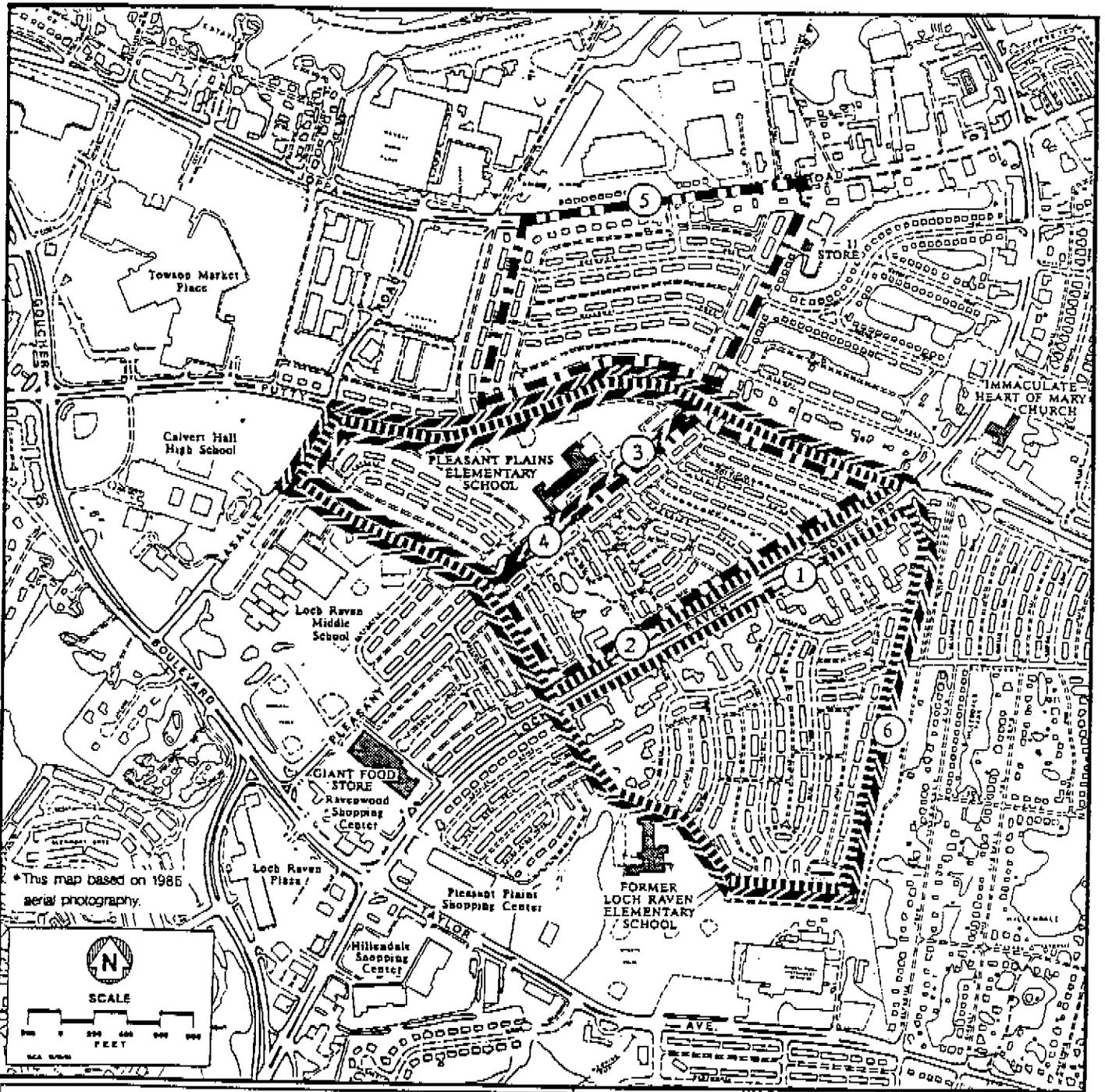
The Association will establish and promote walking areas throughout Loch Raven Village. These walking areas will serve to encourage residents to become more familiar with Loch Raven Village, encourage physical fitness and assist in crime prevention .

The Association will form a walking club/committee to consider the following areas (listed below) as well as other areas for walking and will actively promote this activity throughout the community.

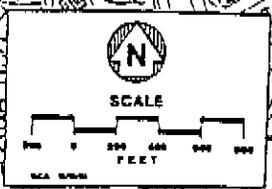
Designated areas for walking (see corresponding map) could be the following:

1. On the east side, the boundaries would be Loch Raven Boulevard, Edgewood Road and Glen Keith Boulevard.
2. On the west side, the boundaries for the larger loop are: Glen Keith Boulevard, La Salle Road, Putty Hill Avenue and Loch Raven Boulevard
3. The smaller loops (two) would be the same streets listed above, but divided in half by Pleasant Plains Road.
4. The largest loop would incorporate both sides of Loch Raven Village. The boundaries are: Putty Hill Avenue, Edgewood Road, Glen Keith Boulevard, La Salle Road - back to Putty Hill Avenue.
5. Another loop for the north side of the Village would incorporate Drumwood Road, Joppa Road, Pleasant Plains and Putty Hill Avenue.

The designated walk areas will be promoted through the Loch Raven Village neighborhood newsletter and could be appropriately designated by a color scheme on street sign poles.



\*This map based on 1985 aerial photography.



**Walking Areas**

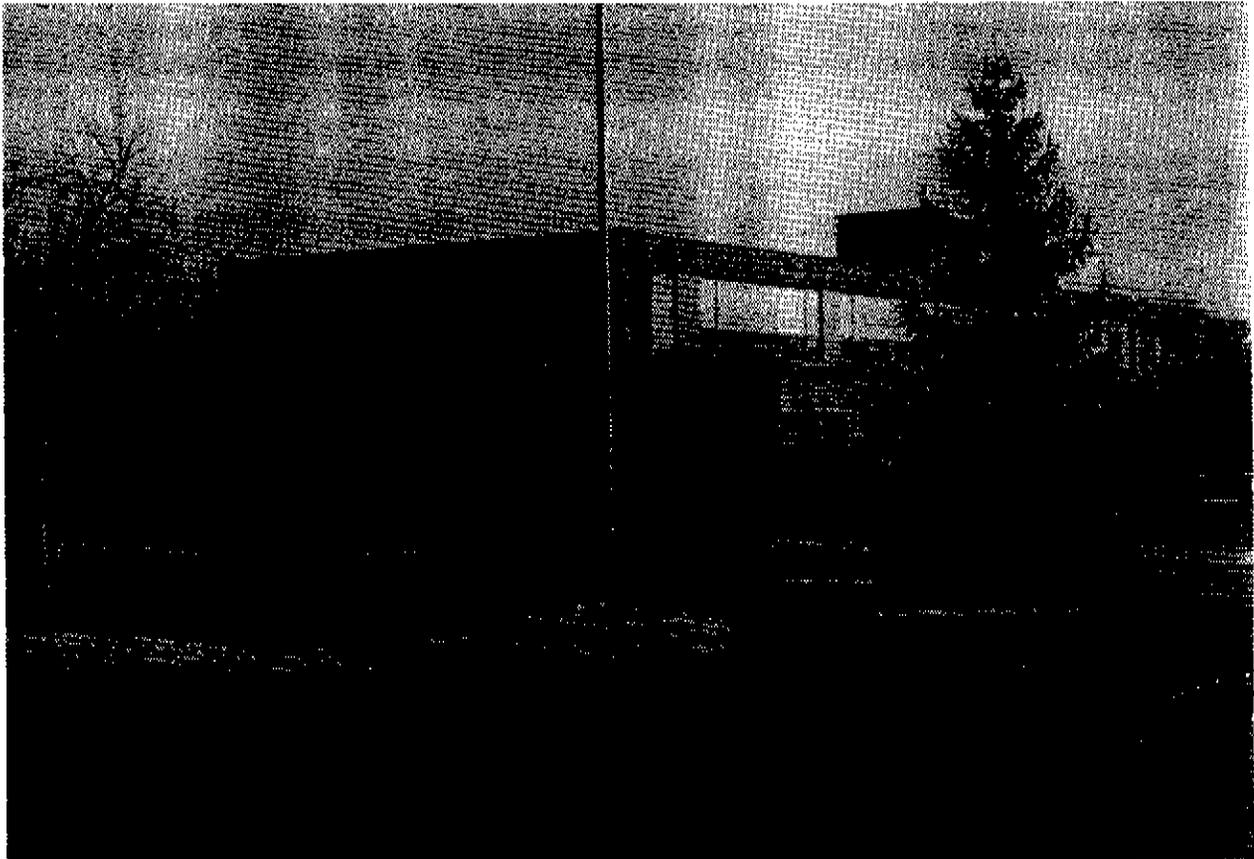
- ① Eastside Loop      [Dotted pattern]
- ② Westside Loop    [Horizontal dashed pattern]
- ③ Westside Loop    [Diagonal dashed pattern]
- ④ Westside Loop    [Vertical dashed pattern]
- ⑤ Northside Loop   [Horizontal solid pattern]
- ⑥ East/West Loop   [Diagonal solid pattern]

**Recreation Activities**  
**LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN**

## B. SOCIAL ISSUES

### Seniors

In June, 1988, the senior center at the Immaculate Heart of Mary Church was relocated to the former Loch Raven Elementary School. At that time, this Center had about 150 members. As of June, 1990, there were 300 members. In September, 1990, the Center's programming expanded from three days/week to four days/week.



According to the 1990 membership rolls\* (paying members) of Loch Raven Village, approximately 40% of Loch Raven Village households have a member who is over 60 years old.

According to Loch Raven Village's 1990 neighborhood survey, an estimated 34% of Loch Raven Village's residents are over 60 years old.

Projections for the 1990 Baltimore County Master Plan show an increasing older population for central Baltimore County.

The Association will address the growing senior population by working with the Baltimore County Department of Aging, Senior Center staff, and the Loch Raven Senior Center Council in promoting the programs at the Loch Raven Senior Center. The Association will investigate other programs to assist and meet seniors' special needs. Examples of these programs include:

- providing or finding an in-home service that would enable the seniors to remain longer in their homes as residents, and
- seeking transportation options for seniors who are public transit dependent.

Some of the current programs (see Appendix K) available at the Loch Raven Senior Center include:

needlepoint	crafts
bingo	art
woodcarving	ceramics
quilting	senior stride (walking)
aerobics	English literature

\* See Appendix H for a copy of the Loch Raven Village Membership Notice

### **Child Care**

The Loch Raven Village 1990 community survey revealed that approximately 32% of Loch Raven Village's children are under 5 years old. Projections provided by the Board of Education show the elementary school age population rising through 1999. Play Centers, Inc., which has been providing day care in the former Loch Raven Elementary School since 1988, has increased its enrolled families 60% in two years - from 65 families to 103 families. The Baltimore County Board of Education is also projecting an increase in elementary school age children for Pleasant Plains Elementary (see Appendix H). Observations throughout Loch Raven Village reflect an increasing number of children.

Young couples and single parents are economically dependent on adequate child care facilities. To make Loch Raven Village attractive to families, it is imperative that the Association seek additional child care facilities. This could be accomplished with the support of Baltimore County government; for instance, implementing a program that would involve the senior center in providing day care services.

Since the current child care facility is in the former Loch Raven Elementary School, the recommended Public Facilities Committee will oversee this initiative.

## **Baltimore County Services**

### **Police:**

Currently, Loch Raven Village is part of the jurisdiction served by the Towson Post. Four police cars out of its total of 8 are assigned to service the area east of York Road and west of Perring Parkway. Car #218 is primarily assigned for duty in Loch Raven Village.

The Association is concerned about increasing incidence of crime in Baltimore County - especially in the Loch Raven Village area. The Association recognizes that as Baltimore County becomes more urbanized, the crime rate will show a corresponding rise.

The Association has a history of cooperation with the Baltimore County Police, most recently, with the COPE Unit's award-winning effort in the apartment complex.

The safety of Loch Raven Village residents is one of the Association's primary concerns. The Association will work with the Baltimore County Police Department and other agencies of Baltimore County government to promote crime prevention techniques. The Association will also work to maintain adequate levels of police protection for Loch Raven Village.

### **Recreation & Parks and Department of Aging:**

The Association recognizes the importance of the Department of Recreation & Parks and Department of Aging. The Association will maintain a rapport with the local recreation council and senior center council and will work with these agencies to maintain their existing programs as well as promote future programs.

### **Other County Departments:**

The Association will maintain a good working relationship with other County departments to foster activities that support the joint efforts of neighborhood associations and Baltimore County government in protecting the quality of life of all communities.

## The Village Crier / Local Newspapers

The Village Crier is Loch Raven Village's neighborhood newsletter. It is in its 40th year of publication and ranges from approximately 20 to 40 pages per issue. The Village Crier is distributed 11 times a year to 1,472 homes, 495 Loch Raven Village apartments and mailed to approximately 50 interested parties.

The Association will seek to better utilize The Village Crier by continuing to survey the residents for articles and information, thereby keeping them informed and better able to assist with community needs. For example, The Village Crier could be used as a job bank for Loch Raven Village teenagers.

The Association will explore other types of community services to promote.

The Association will continue to use this communication vehicle to inform the residents of neighborhood issues.

The Association will establish a Public Relations Committee to promote Loch Raven Village.

## **Knettishall Community & Other Surrounding Communities**

The Association will maintain a good working relationship with the neighborhood community of Knettishall and the other surrounding neighborhoods. Knettishall and the other communities should be included in any Loch Raven Village activities affecting them.

The Association will work with other neighborhood associations on issues of mutual concern, such as zoning, as well as issues relating to the Central Sector of the 1989-2000 Baltimore County Master Plan.

On February 12, 1991, the Association passed a motion to join the Towson-Loch Raven Community Council, Inc. - an umbrella organization of neighborhood associations, currently represented by seven nearby communities with common concerns and interests.

## **C. HOUSING**

### **Covenants**

The Association, through committee, will review the existing covenants of the Loch Raven Village subdivisions. Current restrictions will be reevaluated and should conditions warrant, policies for enforcement or change will be established.

### **Owner-Occupied Homes**

The Association will encourage owners of owner-occupied homes to maintain their properties and homes. The Association, if necessary, will work with Baltimore County to enforce regulations regarding the maintenance and upkeep of owner-occupied properties and homes.

### **Rentals - Private Homes**

A concern frequently mentioned in the 1990 Loch Raven Village survey was the upkeep and condition of rental properties.

With a number of rental properties in Loch Raven Village managed by absentee landowners, the lack of oversight leads to declining exterior conditions which are not "acceptable." The Association will work with Baltimore County to seek compliance with Baltimore County's Livability Code.

Absentee landowners occasionally rent out one house to several unrelated people. The Association will work with Baltimore County to actively enforce current zoning regulations which restrict the number of unrelated tenants.

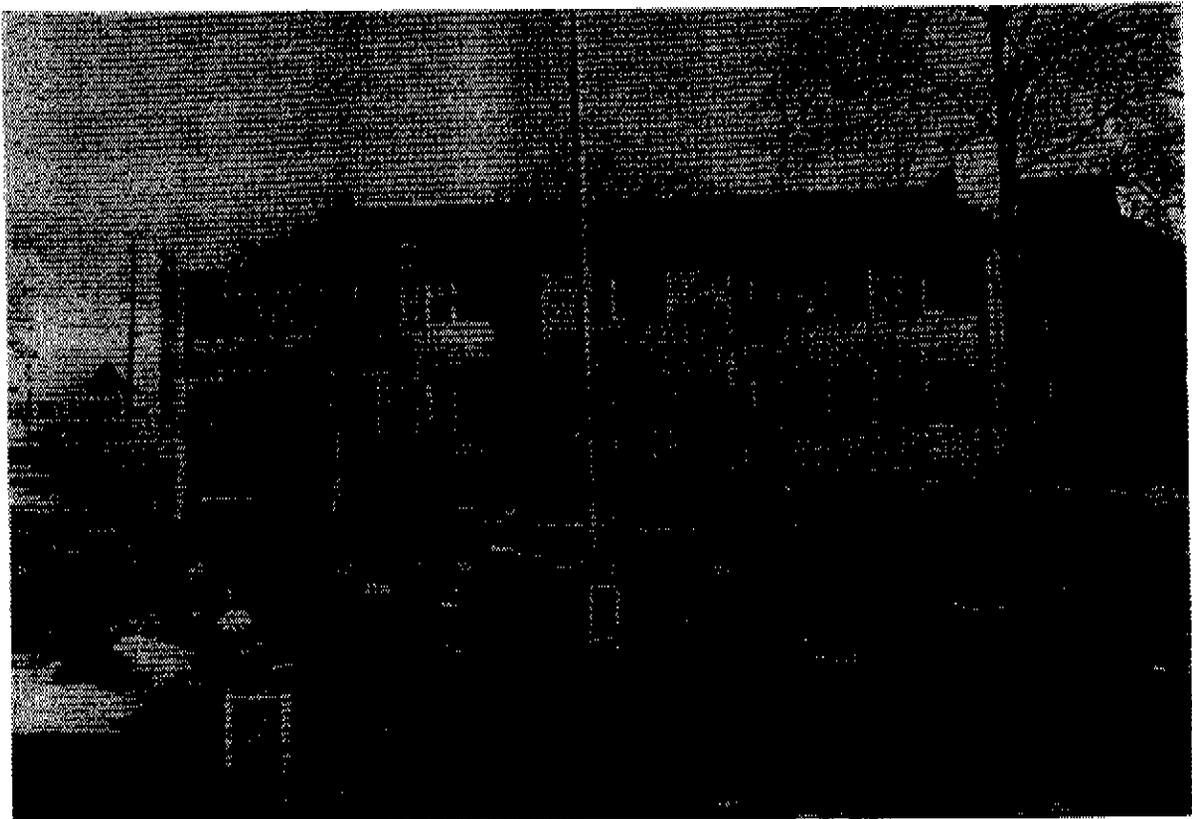
### **Rentals - Loch Raven Village Apartments**

Loch Raven Village Apartments (495 units) are located east of Loch Raven Blvd. between Putty Hill Avenue on the north and Glen Keith Blvd. on the south. Currently, a high percentage of the apartment population is over 65 years old.

Since 1985, the Association and the owners of the apartment complex have enjoyed a good working relationship. The Association recognizes and appreciates the efforts of the current owner to upgrade the apartment conditions. Their results are mutually beneficial. The Association will work with the apartment management to accomplish the following objectives:

1. signage - the Association supports the current, attractive, uniform signage scheme throughout the complex.

2. community gardens - the owner has recently planted a garden at the southeast corner of Loch Raven and Putty Hill Avenue which the Association encourages to be retained. The Association will discuss with the apartment management the possibility of creating a similiar garden at the northeast corner of Loch Raven Blvd. and Glen Keith Blvd.
3. parking - in certain areas tenants park on residential streets instead of the apartment provided parking lots, thus "taking" parking away from Loch Raven Village residents. Since Loch Raven Village residents are not permitted to park on the apartment lots, the Association would like for the apartment management to continue encouraging its tenants to park their vehicles in the apartment provided parking spaces.
4. tenants - strive for long-term leases (i.e. one year)
5. maintenance and upkeep - encourage continuous maintenance of grounds and facilities as well as further improvements.



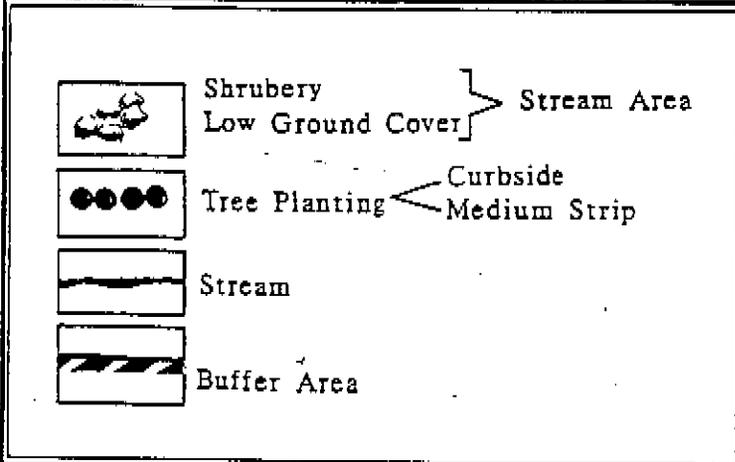
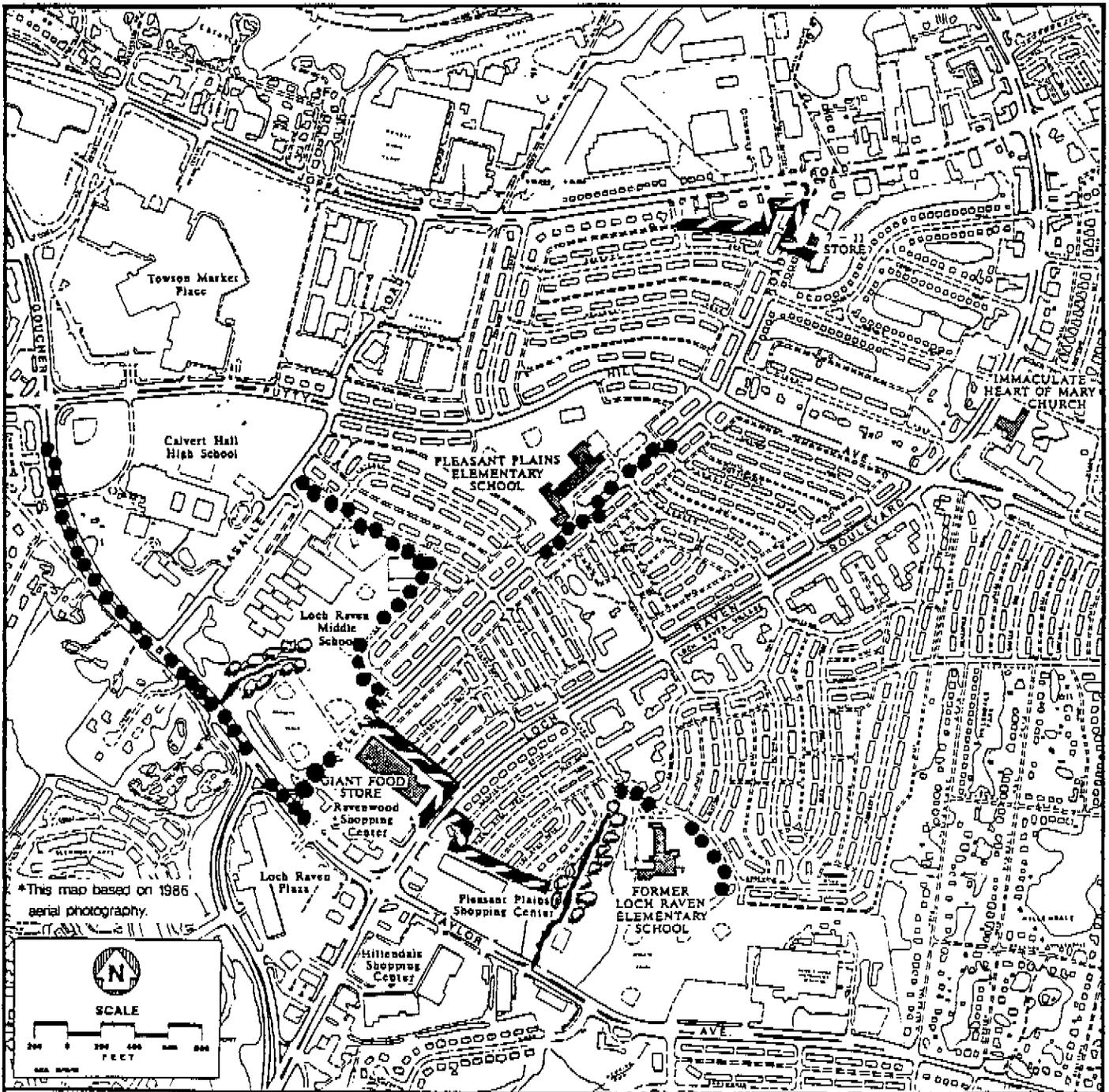
## D. ENVIRONMENT

### Trees

When Loch Raven Village was developed approximately 40 years ago, most properties had trees planted along the street in front of the homes. Over time, many of the trees have died and have not been replaced. The Association recognizes the aesthetic and environmental value of trees and encourages Loch Raven Village residents to plant trees on their property, especially along the street in front of their homes. The Association is also encouraging Baltimore County to plant trees on public property (i.e. school grounds), located within Loch Raven Village's boundaries.



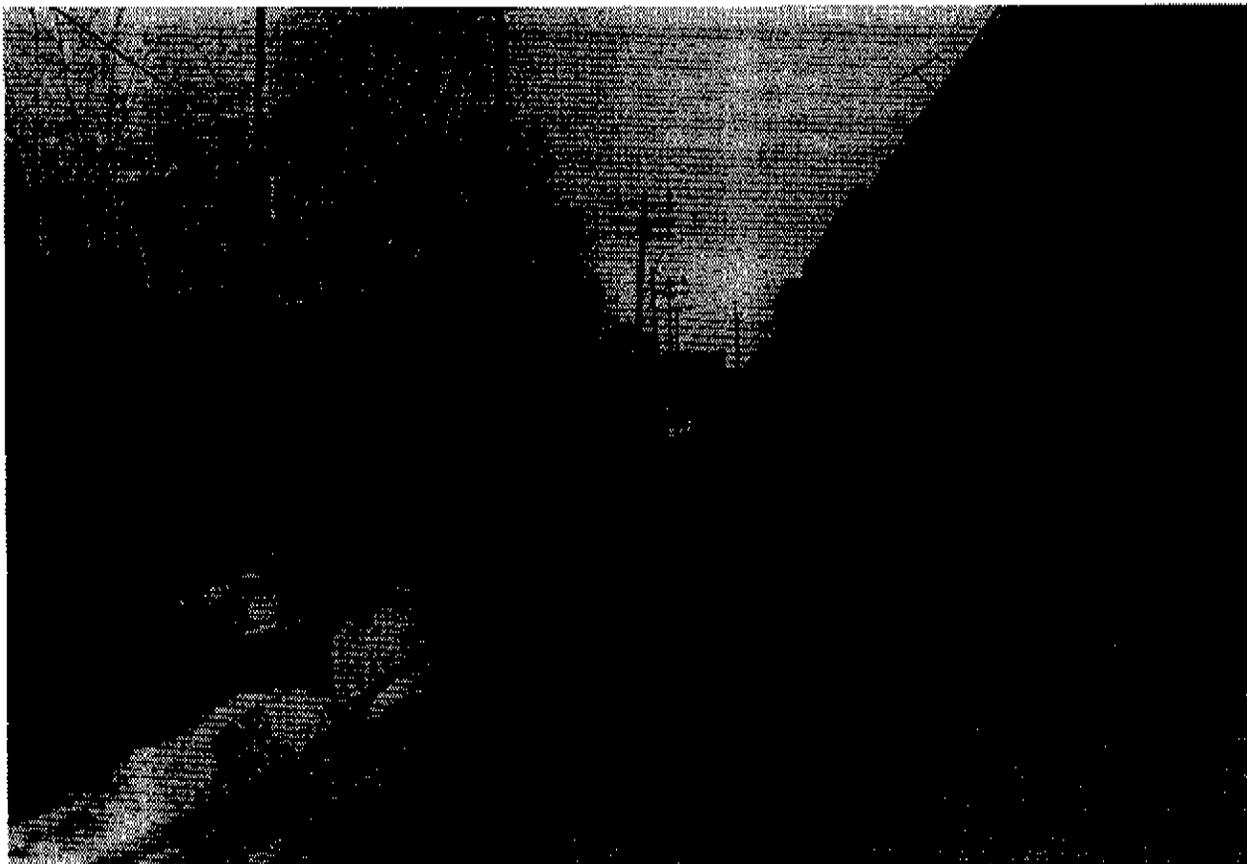
The Association will identify resources to encourage residents to plant trees by obtaining the services of the Maryland Forestry Board and seeking assistance from the State of Maryland and Baltimore County.



# Environment

## LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN

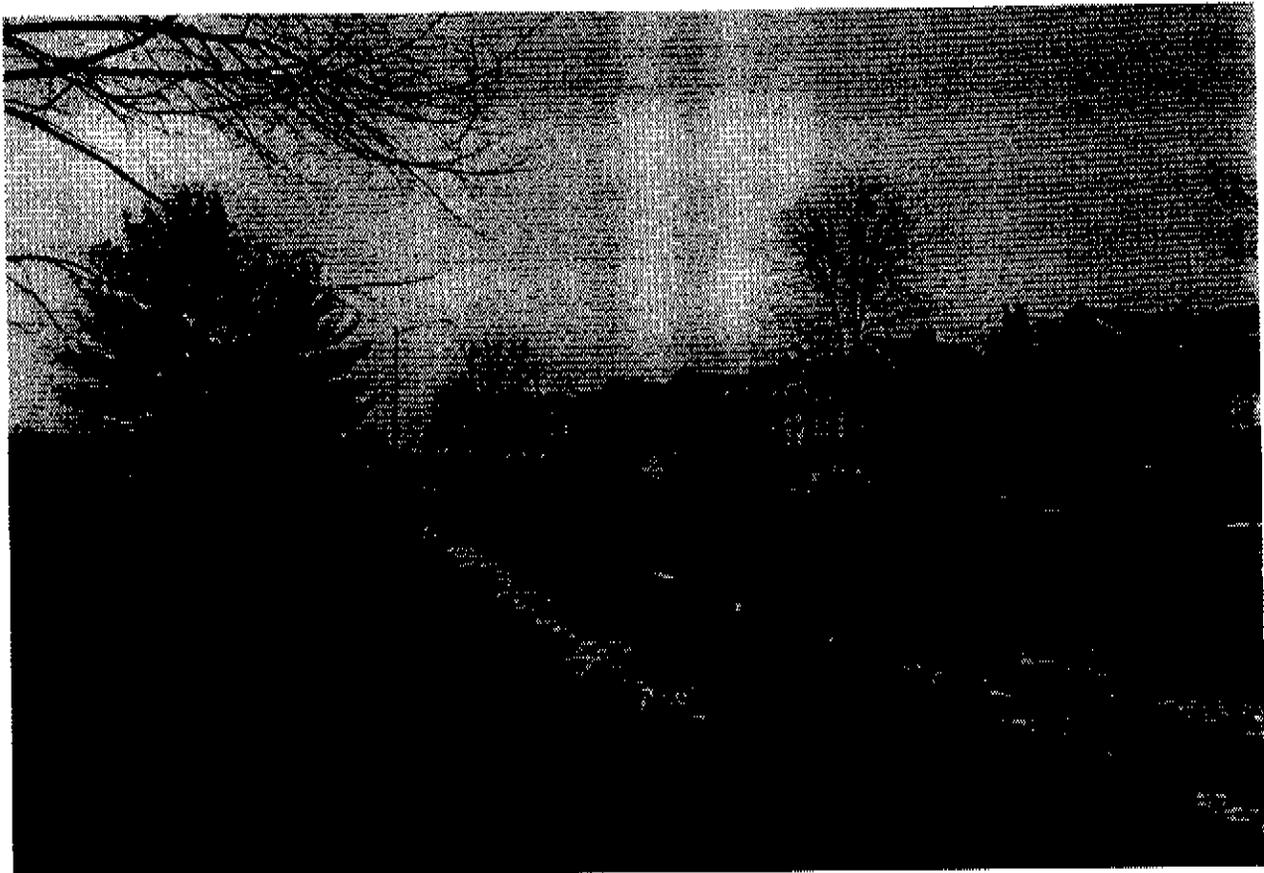
The Association will encourage and support efforts to buffer Loch Raven Village's residential areas from commercial areas by using appropriate trees and shrubs. The corresponding map delineates commercial areas to be considered for buffering. The Association will work with the local businesses and Baltimore County in the development of such plans.



The Association will encourage the Board of Education to plant trees along the school property that borders Loch Raven Village, for example, along the Cottage Lane alley adjacent to Pleasant Plains Elementary School. The Association will consult with the Board of Education, non-profit groups and government agencies to implement this initiative.

In September, 1990, the Association's Board of Directors passed a proposal to establish a Greening Committee. The purpose of the Greening Committee is to encourage local residents as well as adjacent non-residential property owners (local business, the Board of Education and Baltimore County) to plant trees on their property.

The Committee that developed the Loch Raven Village Community Conservation Plan sponsored a pilot program to encourage Loch Raven Village residents to plant trees on their property. This action resulted in 21 trees being planted in the community in the Spring, 1990. This pilot program evolved into the Loch Raven Village Greening Committee which coordinated the Fall, 1990 planting of 16 trees on residential property and 20 trees along Putty Hill Avenue (pictured below). This Committee also coordinated the Spring, 1991, planting of 39 trees throughout Loch Raven Village.



The Greening Committee has also worked with the Maryland Forestry Board, which has a school program, by directing them to Pleasant Plains Elementary and Loch Raven Middle Schools. Trees were planted throughout these properties during the Fall, 1990. The Greening Committee is currently involved in a first-time State of Maryland tree inventory program utilizing a computerized coding system. This inventory will help to identify areas for planting trees.

## Streams and Storm Water Runoff

Within the boundaries of Loch Raven Village are two streams (see corresponding map). One stream (pictured below) is located on the Loch Raven Middle School property. The other stream is located between the former Loch Raven Elementary School and the Loch Raven Library. The Association will work with the Maryland Department of Natural Resources, Maryland Forestry Board, Baltimore County government, Baltimore County Board of Education and other parties to buffer the stream area.

The Association will also encourage Loch Raven Village residents to clean up their grass cuttings and leaves so that the cuttings and leaves will not be carried away by water and into the storm drains. This is part of the Clean-Up the Bay program.



## Front/Backyards

The Association will encourage the residents to beautify their front yards by showcasing attractive front yards in the Loch Raven Village neighborhood newsletter or sponsoring "Best Kept Front Yard" contest and acknowledging winners with special citations and awards.

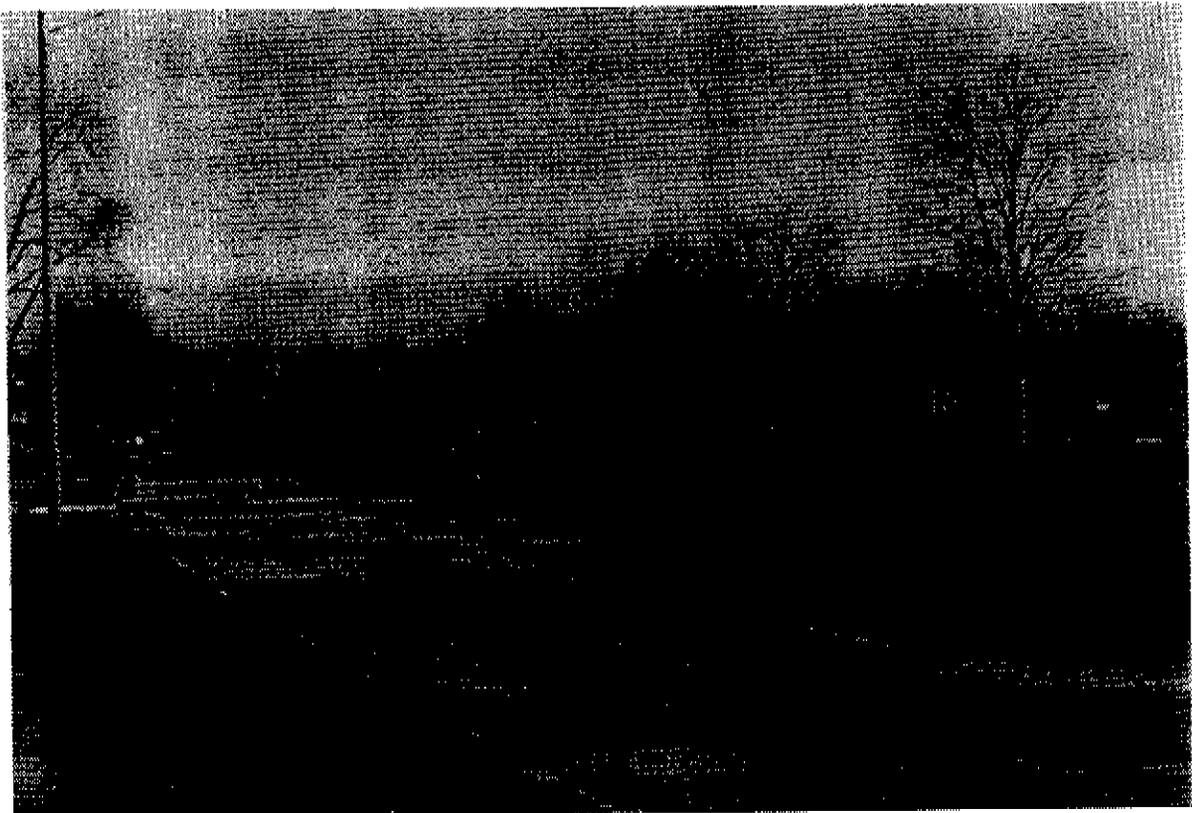
The Association will encourage the residents to take pride in the appearance of their backyards and alleys. The sponsoring of garden tours and/or alley tours may help to accomplish this. The Association will showcase outstanding backyards in the neighborhood newsletter to inspire others to spruce up their properties.

The Association's 1991 budget includes a project for organizing a garden tour in Loch Raven Village.

## Gateway Entrances

A gateway involves both signage and gardens.

Currently, the only enhanced "gateway" corridor into Loch Raven Village is along Putty Hill Avenue in the median strip (pictured below) between Calvert Hall College High School and Towson Marketplace. Since the project's inception in 1985, Loch Raven Village has invested over \$10,000 in this area.



The Association wishes to install additional enhanced "gateways" leading into the neighborhood and will work with the Baltimore County Office of Planning & Zoning and other Baltimore County Departments in identifying potential locations, as well as seeking Baltimore County and State of Maryland participation in funding gateway corridor planting projects.

The Association has looked at the following prospective locations (see corresponding map):

1. east side of Loch Raven Village, at the intersection of Putty Hill and Loch Raven Boulevard.
2. at the intersection area near Glen Keith Boulevard and Loch Raven Boulevard.

## **Recycling**

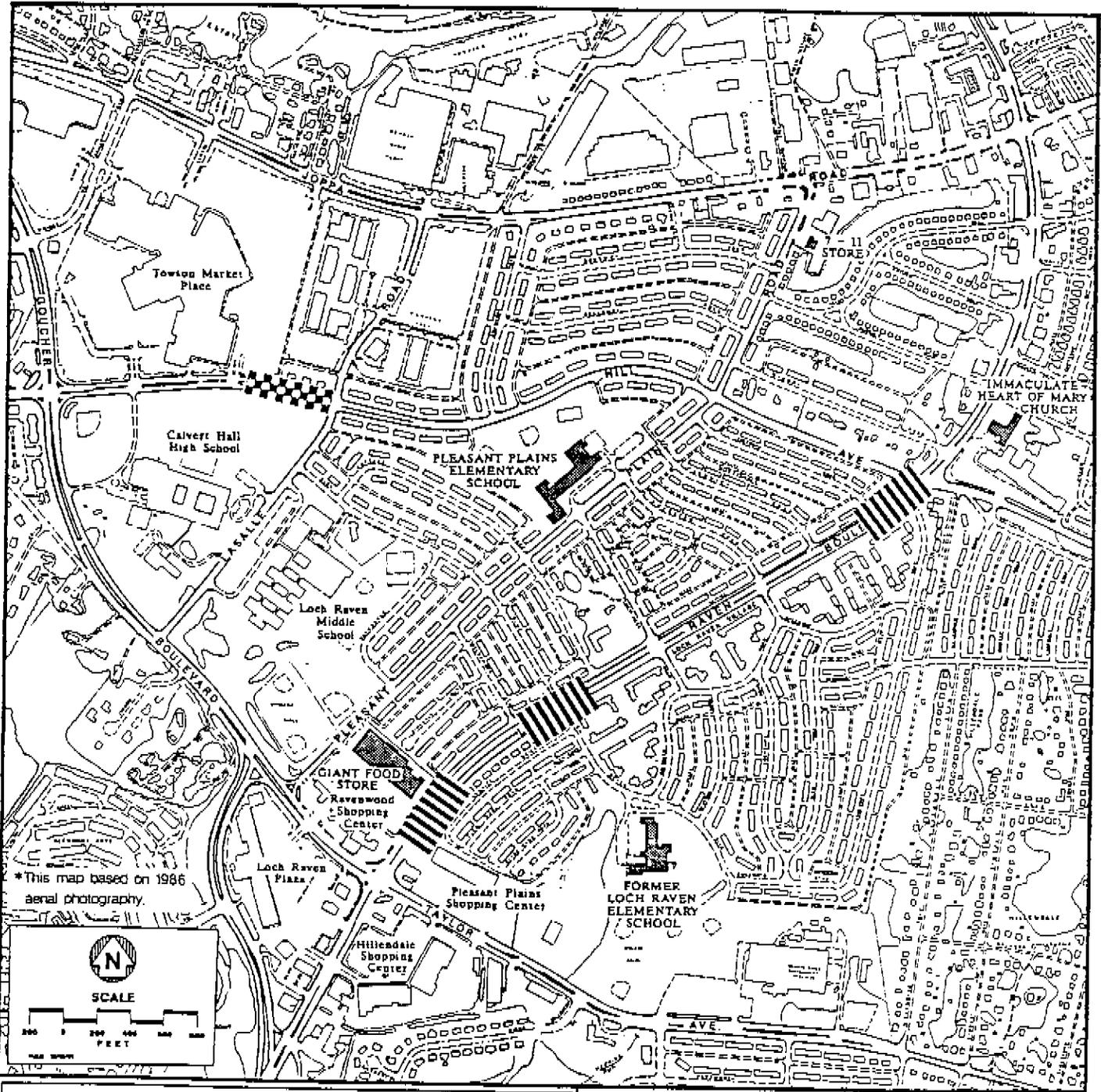
As trash proliferates, places to dispose of it are dwindling. Our landfills do not last forever, and as they reach capacity, new ones are increasingly difficult to develop. A sizable portion of what we throw away contains valuable resources (metal, glass, paper, and plastic) which can be reprocessed and used again. Recycling is a technology that can prevent depletion of valuable landfill spaces, save energy and natural resources, provide useful products from discarded materials and even make a profit.

The Association recognizes the importance of recycling our resources. The Association supports the efforts of the recently (1990) established Towson-Parkville Recycling Committee, Inc.\*

The Association encourages residential participation in recycling programs and will work with Baltimore County to establish a recycling center or program within our neighborhood boundaries. The Association will also encourage development of some type of compost service to reduce the amount of grass clippings, shrubbery clippings, etc., being placed out for trash pickup.

The Association will work with non-profit groups and government agencies to encourage and establish recycling efforts within Loch Raven Village.

\* See Appendix L for acceptable/unacceptable household items for Towson-Parkville Recycling Center.



-  Current "Gateway"
-  Possible "Gateway"

Gateways

**LOCH RAVEN VILLAGE  
COMMUNITY CONSERVATION  
PLAN**

## E. TRANSPORTATION

### 1. Road Corridor Improvements - Aesthetics

Within the next several years, Loch Raven Boulevard between Taylor and Putty Hill Avenues will need to be resurfaced and the curbs and median strip replaced. The west side of Loch Raven Boulevard, which borders both Loch Raven Village and Knettishall neighborhoods (along the service road) is an ideal place to plant trees. This planting would complement the existing trees on the east side of this roadway presenting an attractive, planned appearance.

The Association will work with the Knettishall Neighborhood Association, Baltimore County and State Highway Administration to implement this improvement.

### 2. Road Corridor Improvements - Sheltered Bus Stops

The Association will investigate with Baltimore County and Mass Transit Administration (i.e. "Adopt A Bus Shelter" program) the installation of sheltered bus stops along Loch Raven Boulevard to provide cover on days of inclement weather.

### 3. Road Traffic - Roadways

The Association will investigate through committee, vehicular traffic on Putty Hill Avenue, Loch Raven Boulevard, Goucher Boulevard, Taylor Avenue, Joppa Road and Pleasant Plains Road and what impact it has on Loch Raven Village.



The Association will work with Baltimore County Department of Public Works, Bureau of Traffic Engineering, to identify potential trouble spots and jointly seek solutions.

The Association will also work with Baltimore County Department of Public Works, Bureau of Traffic Engineering, to evaluate the usage and effectiveness of stop signs and pedestrian crosswalks throughout Loch Raven Village.

#### 4. Parking Issues

Loch Raven Village experiences several problems involving parking.

The first is caused by Calvert Hall College High School students who drive to school. Prior to September, 1990, students used a substantial amount of residential parking space on streets adjacent to the school. Glen Keith Boulevard (west of Loch Raven Boulevard) and Cottage Lane are two of the streets most affected by student parking.

During the summer of 1990, the Loch Raven Village Board of Directors supported residents' efforts to address this parking problem. In response, by September, 1990, Calvert Hall added additional parking areas on campus, obtained parking spaces from Towson Marketplace and received approval from Baltimore County for on-street parking along Putty Hill Avenue during certain hours.

In the past, Loch Raven Village has been reluctant to institute a residential parking permit program realizing the students' need to park as well as the problems this program might cause for residents. If the present efforts by Calvert Hall do not alleviate the problem, the Association will continue to work with affected Loch Raven Village residents and Calvert Hall College to investigate other possible solutions.

Some existing options include:

- a. Live with the current situation.
- b. Work with Towson Marketplace to provide more parking.
- c. Encourage Calvert Hall College High School to provide more on-site parking.
- d. Institute residential parking permit program.

The second problem is limited available space for residential street parking. According to the 1990 Loch Raven Village community survey, almost one-half of Loch Raven Village residents believe there is a parking problem in Loch Raven Village. Certain areas of Loch Raven Village have reached capacity with residential street parking. It is not uncommon for some households to have three, four or five cars. Unfortunately, Loch Raven Village was built with curbspace for one car per household.

The Association, through committee, will work with Baltimore County Department of Public Works, Bureau of Traffic Engineering, to explore ways to "create" additional on-street residential parking. Some of the items that can be considered are: making some streets one way and changing the parking pattern from parallel parking to angle parking, painting parking lines along the street to eliminate large spaces between parked cars, encouraging residents to build parking pads in their backyards, and finally, encouraging residents to park their cars closer so as not to leave large gaps.

The third problem involves parking on the residential streets adjacent to the Loch Raven Village Apartments. In 1985, the apartments had approximately 70% of their units rented to seniors. Currently this percentage is 50%. The change is bringing in younger couples with at least one vehicle and often, two vehicles per apartment. As the apartments continue to attract younger clientele, the parking situation will become more aggravated. The Association will meet, and jointly work with, the apartment management to resolve this problem. The following actions will be discussed: encourage renters to use the parking lots provided by the apartment management, promote the use of public transportation or car-pooling, thereby encouraging less reliance on the automobile.

#### 5. Mass Transit - Bus Commuters

With the costs of commuting to work or other destinations on the increase, mass transit along Loch Raven Boulevard will become more attractive and in some cases imperative. Bus riders not within walking distance of a bus stop will increasingly park their cars in Loch Raven Village, then use the bus system. The number of people taking advantage of Loch Raven Village area for the parking are currently few, but should be monitored as mass transit becomes a more attractive travel option.

The Association will work with Baltimore County government and the Mass Transit Administration to address the implications of this issue.

#### 6. Mass Transit - Routes

It is not uncommon for our residents to work in Towson, Pikesville and Parkville. The areas east and west of Loch Raven Village are hard to reach with current bus service. The Association, through committee, will work with the Mass Transit Administration and Baltimore County government to identify and promote extensions and improvement to the bus routes.

#### 7. Supplemental Neighborhood Services

The Association will work with the Mass Transit Administration and Baltimore County to seek ways to provide supplemental neighborhood bus services, especially for the senior population.

## F. COMMUNITY INFRASTRUCTURE

### 1. Alleys

One of the concerns most frequently expressed in the Loch Raven Village survey, as well as the membership notices, is the need for alley and sidewalk repair.

During the month of August, 1990, alleys in Loch Raven Village were surveyed to determine how many were in need of repair or replacement. This survey showed a majority of alleys to be in need of some repair and several considered for replacement. (See Appendix M).



The Association, through committee, will work with Baltimore County to develop a plan of action. The committee will be responsible for:

- a) the inventory of alleys in Loch Raven Village
- b) a priority listing of those alleys in need of repair
- c) a priority listing of those alleys in need of replacement
- d) educating and encouraging property owners about the petition process to Baltimore County for alley repair and/or replacement.

## 2. Street Lighting

The Association will evaluate the status of street lighting, identify areas within Loch Raven Village that may need additional lighting or lighting upgrading, work with Loch Raven Village residents to help them understand the process for petitioning lighting needs, and assist Loch Raven Village residents when meeting with Baltimore County officials.

## 3. Curbs and Gutters

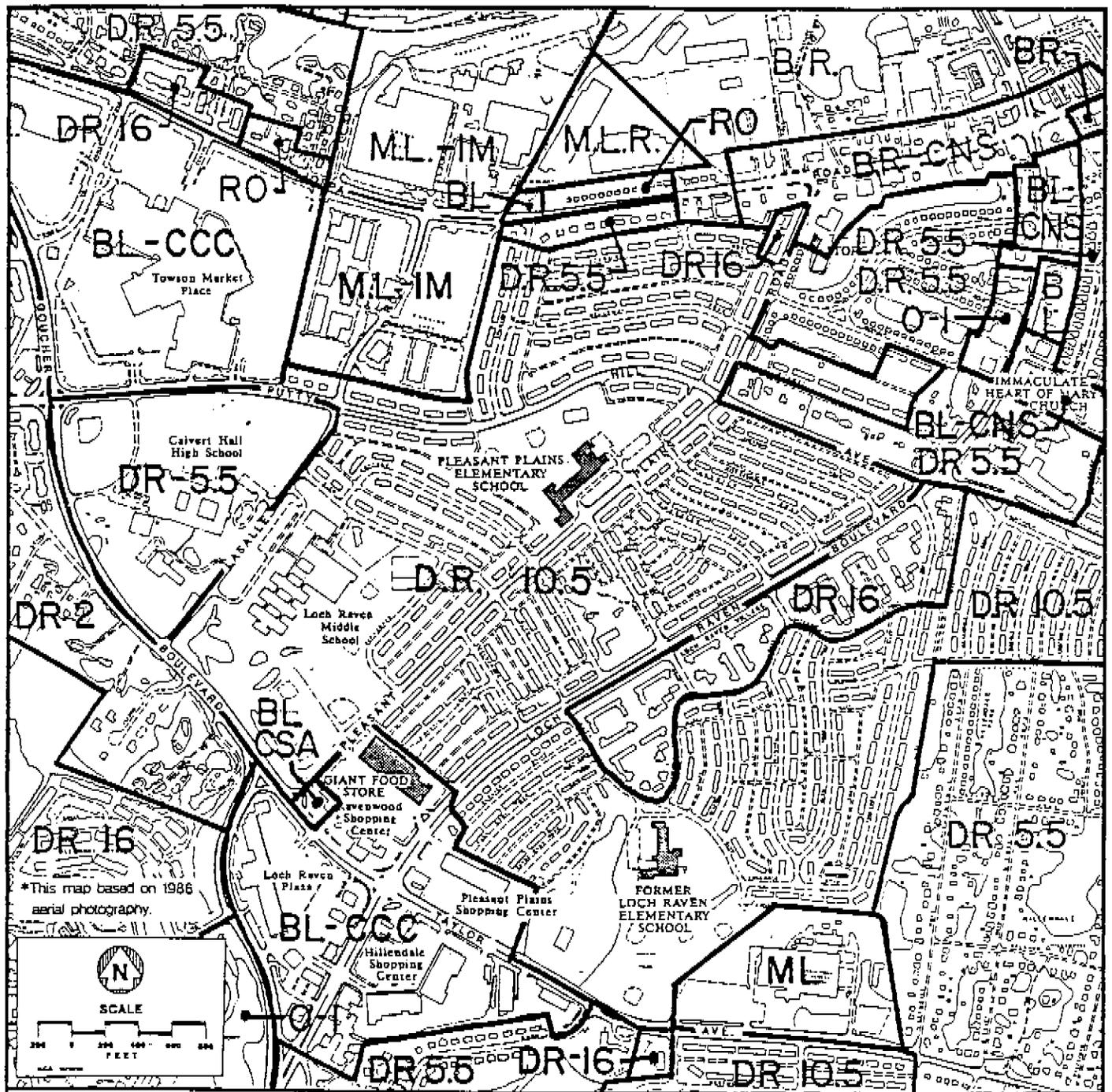
The Association, through committee, will work with Baltimore County to identify curbs and gutters in need of repair or replacement and develop a plan of action. The committee will be responsible for developing within Loch Raven Village:

- a) a priority listing of those in need of repair
- b) a priority listing of those in need of replacement

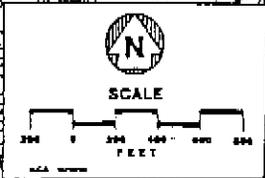
## 4. Sidewalks

The Association, through committee, will develop a plan of action to encourage Loch Raven Village homeowners to repair unsafe sidewalks in front of their homes. The homeowners may repair the sidewalk themselves, hire a private contractor, or contact the Baltimore County Department of Public Works, Bureau of Public Services to have the work contracted by Baltimore County with the cost of the repair placed on the homeowners's property tax bill.

The Association will assist the Loch Raven Village residents when working with Baltimore County government in the implementation of these improvements.



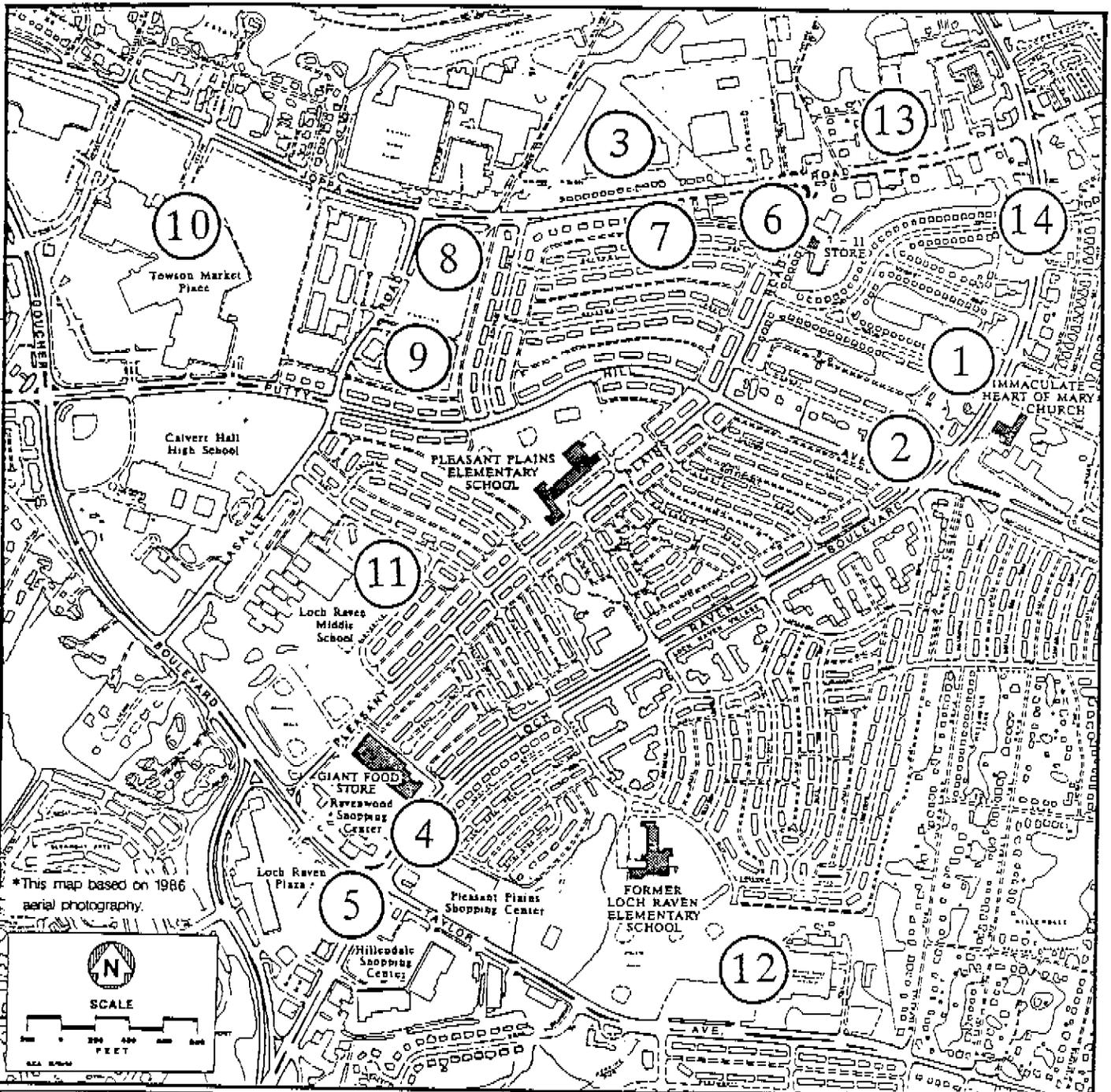
\*This map based on 1986 aerial photography.



D.R. 5.5	Density Residential	5.5 Units per Acre
D.R. 10.5	Density Residential	10.5 Units per Acre
D.R. 16	Density Residential	16 Units per Acre
RO	Residential Office	(Small Scale)
O-1	Office Building	(Medium Scale)
B.L.	Business Local	(Small Scale)
B.L.-CCC	Business Local	Commercial, Community Core
B.L.-CNS	Business Local	Commercial, Neighborhood Shopping
B.L.-CSA	Business Local	Commercial, Supporting Area
B.R.	Business Roadside	(Most Permissive Commercial)
B.R.-CNS	Business Roadside	(Commercial, Neighborhood Shopping)
M.L.	Manufacturing Light	
M.L.-IM	Manufacturing Light	Industrial Major
M.L.R.	Manufacturing Light	Restricted

## Existing Zoning

### LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN



1. Musnie Road
2. Petty Hill Avenue
3. Joppa Road (between Mylander & Dawway)
4. Loch Raven & Taylor (north side): Shopping Centers
5. Loch Raven & Taylor (south side): Shopping Centers
6. 7-11 Store
7. Hollensades
8. Bendix Property Parking Lot
9. SEGU Building
10. Towson Market Place
11. Board of Education Barn
12. Bendix Property (former)
13. Joppa Road Commercial Corridor
14. Loch Raven Blvd. Corridor

## Zoning and Land Use Issues

### LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN

## G. ZONING/LAND USE ISSUES

### General Statement:

The Association recognizes the influence that zoning has on the quality of life for Loch Raven Village.

The Association seeks zoning that is appropriate for this area. The statements below reflect this; however, realizing both the need for a balance between residential and non-residential areas and changes in zoning classifications, each situation will be considered on its own merits as it arises.

The Loch Raven Village Board of Directors will oversee matters involving zoning and will determine the course of action to be taken by the Association on a case by case basis.

\* \* \*

The Association, through a Zoning/Land Use Committee, will monitor and examine closely requests for changes of zoning classifications on properties that are within or adjacent to Loch Raven Village that might have an impact, whether direct or indirect, on the quality of life currently enjoyed in Loch Raven Village. See the corresponding map for current zoning classifications.

The Association's goal is to maintain the residential quality of our community. The Association has carefully examined the area bordering Loch Raven Village and will raise some of the following issues as the 1992 Comprehensive Zoning Map process begins to unfold.

### Zoning:

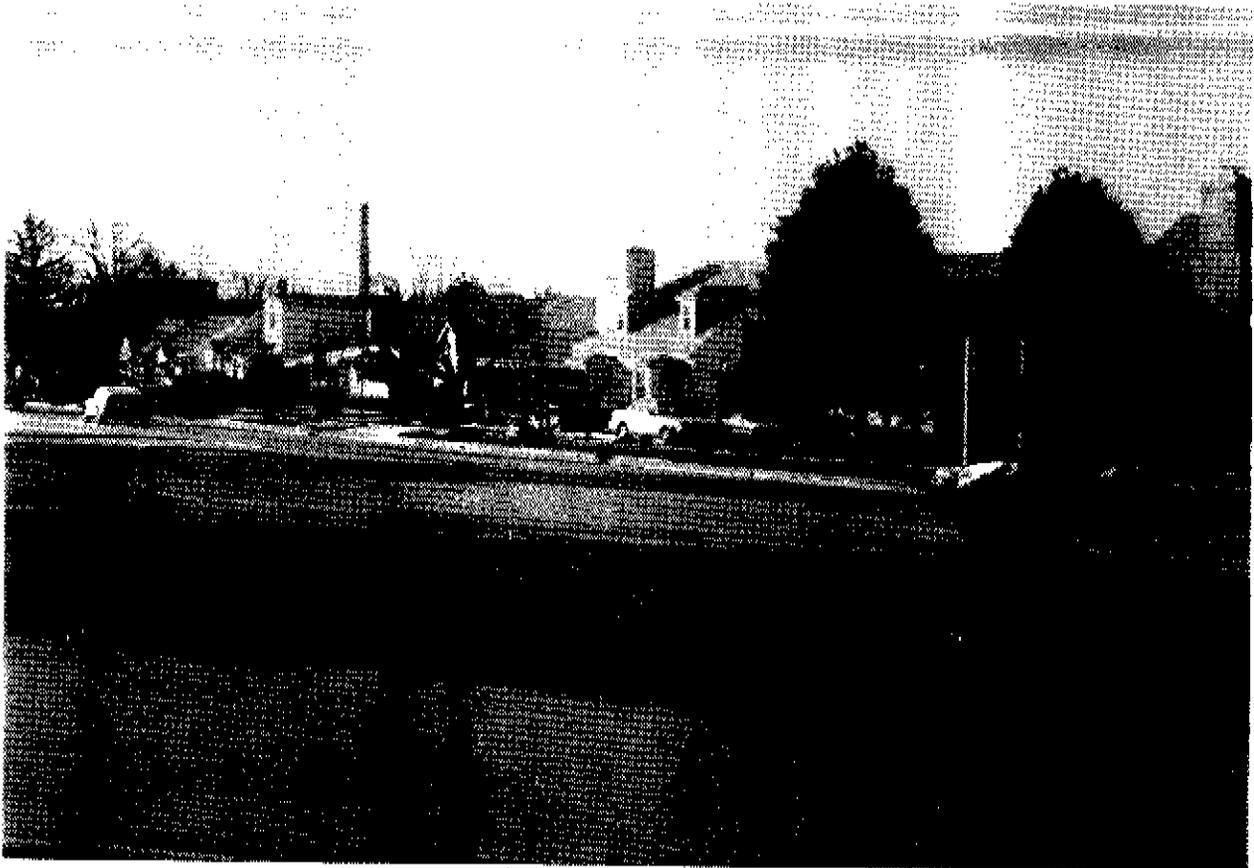
1. Some of the owners of the homes along Loch Raven Blvd., west of Loch Raven Blvd., from Putty Hill Avenue, to Mussula Road and homes in the first block of Mussula have been asking for R.O. zoning. The Association seeks to insure the existing residential nature of this area by maintaining the current zoning.

Recommendation: Retain current DR 5.5 residential zoning.

2. The single-family homes along Putty Hill Avenue from Loch Raven Blvd., west to Pleasant Plains and on Myambo Road. With the pressure from Putty Hill Avenue, the owners may eventually seek rezoning. The Association seeks to retain the current residential zoning classification.

Recommendation: Retain current DR 5.5 residential zoning.

3. The north side of the Joppa Road corridor (pictured below) from Drumwood to Danway Road is currently zoned R.O. The Association would like this zoning retained because of Loch Raven Village homes similarly fronting the south side of Joppa Road along this corridor.



Recommendation: The Association will work with Baltimore County to retain the R.O. zoning along this corridor. The Association has approached (January, 1991) and will work with Baltimore County to revise the current R.O. zoning classification to include a provision that would retain the current "family" structure building although permitting office use within the existing structure (Class A Office Building). The Association's proposed revision would require that the existing structure retain its current residential character in appearance, with no enlargement permitted to its exterior.

Development of these sites should be accomplished with adequate landscaping and buffering.

\*see Attachment #3

**Land Use - Existing:**

4. The two shopping centers north of the Loch Raven Boulevard and Taylor Avenue intersection - east and west sides, both adjacent to Loch Raven Village.

The Association will work with the property owners and property managers to:

- a) establish a buffer using trees and shrubs between the commercial area and Loch Raven Village.
- b) explore the possibility of having better pedestrian access to the shopping center located east of Loch Raven Blvd.
- c) request that the properties be kept clear of trash.



Recommendation: Retain current B.L.C.C.C. zoning. The Association will work with the property owners/managers of these properties. The Association will work with Baltimore County to retain the existing usage, but will oppose efforts for additional growth or any variance for parking that would have a negative impact on Loch Raven Village.

5. The two shopping centers south of the Loch Raven Boulevard and Taylor Avenue intersection also impact Loch Raven Village.

Recommendation: Retain current B.L.C.C.C. zoning. The Association will work with the property owners/managers of these properties. The Association will work with Baltimore County to retain the existing usage, but will oppose additional growth or any variance for parking that would have a negative impact on Loch Raven Village.

The Association will work with property owners/managers in seeking to have their facilities maintained as well as encourage appropriate landscaping to lessen the commercial appearance of these shopping centers.

6. The 7-11 store on Pleasant Plains is located on the perimeter edge of Loch Raven Village. The store impacts (i.e. traffic and appearance - need for buffering) on this area of Loch Raven Village. Efforts need to be taken to minimize its current impact and to address future uses of this property.



Recommendation: The Association will work to establish a buffer of trees and shrubbery between the store and Loch Raven Village. In the event the current use of this property is changed, the Association will work with the current owner and Baltimore County to seek a use, through covenants, rezoning or an agreement, that would be compatible with the existing Loch Raven Village residences and agreeable to nearby residents.

## Land Use - Future:

7. Hollenshade's Garage is located at the corner of Danway and Joppa Road. The Association supports its current use, but needs to address the potential future uses of this property.

Recommendation: Maintain current use. The current tree and shrubbery buffer should be maintained. In the event the property use is subject to change, the Association will work with the current owner and Baltimore County to seek a use, through covenants, rezoning or an agreement, that would be compatible with the surrounding residential area.

8. The Bendix property along LaSalle Road is currently being used as a parking lot for Bendix employees. The Association needs to address the potential future uses of this property.

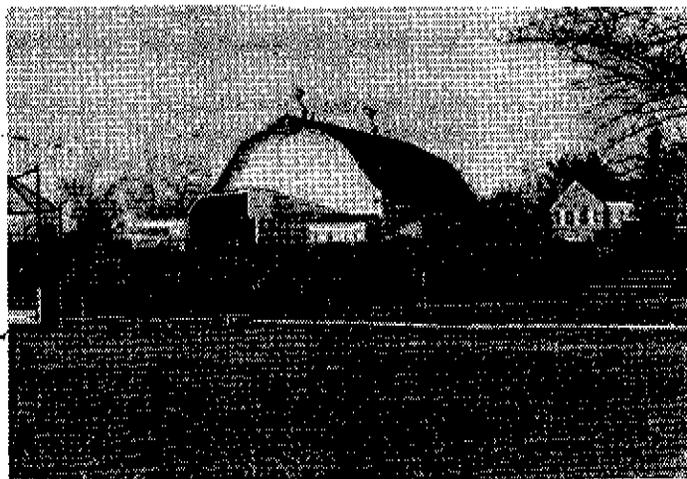
Recommendation: The Association would support a change in the zoning from ML-IM to, for example, DR 10.5. Whatever less intensive use is decided, it is imperative that a vegetative buffer be maintained between this area and Loch Raven Village.

9. The Association needs to address the potential future use of the other commercial property along LaSalle Road.

Recommendation: The Association supports current low office use of this property. The buffer between the commercial area and Loch Raven Village should be maintained. The Association will not support expansion that includes additional or higher buildings or the depletion of the existing parking capacity.

10. Towson Marketplace. Loch Raven Village and several surrounding neighborhood associations signed a joint agreement (Fall, 1988) with the owners of this mall limiting the commercial use of this property. The Association needs to maintain a good working relationship with the owners and monitor the agreement.

11. The Board of Education has a maintenance barn off Glen Keith Blvd. near Loch Raven Middle School. The Association should address the current physical condition of this property as well as consider the future use of this property in the event that the owner decides to re-locate this maintenance facility.



Recommendation: The Association would like to work with the Board of Education to improve the physical condition of this property and would like to retain the current DR 10.5 residential zoning of this property since Loch Raven Village borders this parcel.



12. The property (formerly Bendix and pictured above) bordering Taylor Avenue, the homes along Hillendale Avenue, Loch Raven Village homes on Edgewood Road and the athletic fields to the west, is currently zoned M.L. In the event the use is proposed to change, the Association will work with the current owners and Baltimore County to seek a use, through covenants, rezoning (less intensive use) or an agreement, that would be compatible with the residential area. The Association would also support a proposal to change the current zoning classification to a less intensive use.

## H. COMMERCIAL CORRIDOR IMPROVEMENTS

13. The Joppa Road corridor (pictured below) from Towson Marketplace to Oakleigh Avenue needs more landscaping and some physical improvements to improve the commercial image. Although this area is not within the physical boundaries of the Association, its commercial influence has wide-ranging implications for Loch Raven Village. See Appendix N for a listing of the businesses in the described area.



**Recommendation:** The Association will approach Baltimore County about studying the zoning of this corridor, specifically, the area from Mylander Lane to Oakleigh Road in an effort to explore the possibility of rezoning for better residential compatibility and commercial usage. The current zoning of B.R. - C.N.S. is intensive for this area.

This study could be done in conjunction with a revitalization plan for the Joppa Road corridor. This plan could address the multiple curb cuts and turning movements, visual clutter, minimal landscaping and increased vehicular traffic.

14. The Loch Raven Blvd. commercial corridor (pictured below) from Joppa Road to Joan Avenue needs physical improvements to enhance the area's image.



Recommendation: The Association will approach Baltimore County's Economic Development Commission to develop a revitalization plan for the Loch Raven Boulevard corridor. This plan would include landscaping, uniform signage and other amenities to improve the physical appearance of this area.

## VII. IMPLEMENTATION SCHEDULE

The implementation of the Loch Raven Village Community Plan will be accomplished primarily through the leadership of the Loch Raven Village Board of Directors. The Association is responsible for initiating action to achieve the items listed in this plan. In doing so, the Association will need Baltimore County's support in both resources and capital improvement dollars. See Appendix O for FY 1991 Capital Budget projects in the Loch Raven Village area.

Each section, and some subsections, of this plan specifies one or more objectives. The Community Plan Committee selected one item per section or subsection as a priority. Following the Plan's acceptance by the membership at the April, 1991, Loch Raven Village Association Annual Meeting, the list will be forwarded to the Loch Raven Village Board of Directors for its review. The Association, through the Board of Directors, will determine and prioritize the objectives, taking into full account that Baltimore County's resources are limited.

The Association will also establish a follow-up committee to oversee the initiatives specified in the Plan.

### Priorities - Community Plan Committee

Identification: The responsible party(ies) for each objective is/are listed to the left of each objective.

Designations:

LRV - Loch Raven Village  
BC - Baltimore County  
BC\$ - Significant Baltimore County Dollars Required  
SHA - State Highway Administration  
SHA\$ - Significant State Highway Admin. Dollars Required  
APT - Loch Raven Village Apartments  
OTH - Others

### USE OF COMMUNITY PUBLIC FACILITIES

LRV / BC - Establish Public Facilities Use Committee  
LRV / BC - Retain Pleasant Plains Elementary School and  
Loch Raven Middle School as neighborhood schools  
LRV / BC - Facilitate use of recreational areas/facilities  
SOCIAL ISSUES

- LRV - Work towards assisting and meeting seniors' needs
- LRV / BC - Seek additional child care facilities
- LRV - Work with various Baltimore County agencies to maintain and enhance county programs
- LRV - Establish Public Relations Committee
- LRV - Work cooperatively with other neighborhood associations

#### HOUSING

- LRV - Reassess and develop options concerning covenants
- LRV - Work with owner-occupied homes to maintain property and home conditions
- LRV - Work with Baltimore County to enforce zoning regulations concerning rental properties
- LRV / APT - Retain cooperative relationship with owners of the Loch Raven Village Apartments

#### ENVIRONMENT

- LRV - Continue with Greening Committee
- LRV - Encourage Loch Raven Village residents to be mindful of storm water runoff
- LRV - Encourage upkeep and maintenance of yards
- LRV / BC# - Work toward establishing "gateways"
- LRV - Continue support of recycling efforts

#### TRANSPORTATION

- LRV / BC# & SHA# - Work towards improving the aesthetics of Loch Raven Boulevard
- LRV / BC & SHA# - Install bus shelters
- LRV / BC# - Study vehicular traffic's impact on LR Village
- LRV / BC - Study parking issues within Loch Raven Village
- LRV / BC & SHA# - Study issues relating to mass transit riders
- LRV / BC & SHA# - Study issues relating to mass transit routes
- LRV / BC & SHA# - Seek ways to provide supplement neighborhood mass transit services

## COMMUNITY INFRASTRUCTURE

- LRV / BC# - Address repair problems involving alleys
- LRV / BC - Study street lighting needs
- LRV / BC# - Address repair problems regarding curbs
- LRV / BC# - Address repair problems regarding sidewalks

## ZONING/LAND USE ISSUES / COMMERCIAL CORRIDOR IMPROVEMENTS

- LRV / BC# - Study Joppa Road Corridor zoning and residential compatibility
- LRV - Review commercial areas accessibility and buffer zones
- LRV / BC - Develop Joppa Road R.O. zoning as Class A

## IMPLEMENTATION

- LRV - Determine objectives and priorities
- LRV - Establish Community Plan Follow-Up Committee

THE ASSOCIATES OF  
**LOCH RAVEN VILLAGE**  
INC.

January 22, 1992

Mr. Harold Reid  
Chairman  
Baltimore County Planning Board  
Towson, MD 21204

RE: Amendment - Loch Raven Village  
Community Conservation Plan  
(LRVCCP)

Dear Mr. Reid:

The Associates of Loch Raven Village, Inc. would like to amend page 37 of the Loch Raven Village Community Conservation Plan. The proposed amendment would replace the "Recommendation" (see attachment, #2) with "Background and Recommendation" (see attachment, #3).

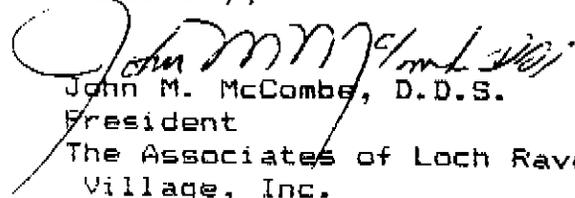
This amendment is being offered as a result of a dialogue between the owners of the S.O. zoned properties along the 1400 to 1424, even, East Joppa Road and Loch Raven Village. It is an amendment that is generally satisfactory to both the property owners and the Association.

Attachment #1 shows, in chronological order, how this amendment came about.

If you or any of the other Planning Board members have any questions regarding the LRVCCP or this particular amendment, please contact Wayne Skinner, Chairman, Loch Raven Village Community Conservation Plan. Mr. Skinner will be attending your meeting on January 23, 1992 or he can be contacted at (H) 661-8249 or (W) 321-3744.

Thank you for your attention.

Sincerely,

  
John M. McCombe, D.D.S.  
President  
The Associates of Loch Raven  
Village, Inc.

cc: Diana Itter  
Wayne Skinner

Loch Raven Village Community Conservation Plan (LRVCCP)  
Amendment, Page 17 - R.O. Zoned Property / East Joppa Road

On October 26, 1991, Wayne Skinner spoke with Mr. Neal Fisher, owner of the property at 1420 East Joppa Road. Mr. Fisher received a notice from Baltimore County stating that his property is being reviewed under the Comprehensive Zoning Process (R.O. to R.O.A.). Mr. Fisher called Mr. Skinner to inquiry about the Loch Raven Village Community Conservation Plan, specifically, page 37.

On October 29, 1991, Mr. Skinner sent Mr. Fisher copies of the following pages from the LRVCCP: LRVCCP cover sheet, a map of Loch Raven Village (p. iv), Table of Contents (p. vi), The Need for a Community Conservation Plan (p. 1), Zoning/Land Use Issues (pp. 16-37) and Commercial Corridor Improvements (p. 42). Mr. Skinner also offered to discuss and/or meet with Mr. Fisher or his neighbors to discuss this issue.

On November 8, 1991, Mr. Skinner met with Messrs. Neal Fisher, Albert Almon (1416) and Nathaniel Fick (1424), owners of East Joppa Road properties, along with Jim Fisher (Neal's brother), who rents one of the properties (1418). Mr. Skinner explained the LRVCCP, specifically how it would effect them. During their meeting, it became apparent that both parties have a similar outlook for this area, it was just a matter of how to resolve some minor differences.

On November 12, 1991, during the Loch Raven Village Board of Directors' monthly meeting, Mr. Skinner reported on the November 8, 1991 meeting. After a brief discussion, the Association decided to continue their dialogue with the East Joppa Road group with the hope of reaching an agreement, in lieu of rezoning, that would be satisfactory and beneficial to all parties.

On November 15, 1991, Mr. Skinner wrote a letter to Mr. Neal Fisher advising him of the Loch Raven Village Board of Directors' action and offering two possible dates for representatives from the Association to meet with his group. The meeting would also include representatives from OPZ and the County's Revitalization Office and would be opened to all property owners along the 1400 to 1506, even, East Joppa Road.

A December 11, 1991 meeting date was selected. On November 21, 1991, Mr. Skinner sent a meeting notice to all 14 property owners along East Joppa Road, 1400 to 1506, even. Mr. Neal Fisher acted as the contact person for these property owners.

On December 11, 1991, 10 out of 14 property owners attended the meeting. Also in attendance were: Jack McCombe, President, Loch Raven Village, John Barry, Loch Raven Village Zoning Committee, Wayne Skinner, Chairman, LRVCCP Committee, and representatives from OPI and the County's Revitalization Office.

During the meeting three points became apparent: 1) the property owners didn't want to be rezoned R.O.A., 2) Loch Raven Village wanted limited development (compatible) and limited front yard parking, and 3) both groups understood each others' concerns and believed a compromise could be worked out. It was agreed that a smaller work group would draft an agreement - either a covenant or an amendment to the LRVCCP.

During the latter part of December, the idea of drafting a covenant faded because of time and money. Mr. Skinner then agreed to draft an amendment to the LRVCCP.

On January 9, 1992, Mr. Skinner sent a letter to Mr. Neal Fisher that summarized the current understanding between both groups and offered an amendment to the LRVCCP for their review. Upon receipt of this letter, Mr. Fisher distributed copies to the other property owners.

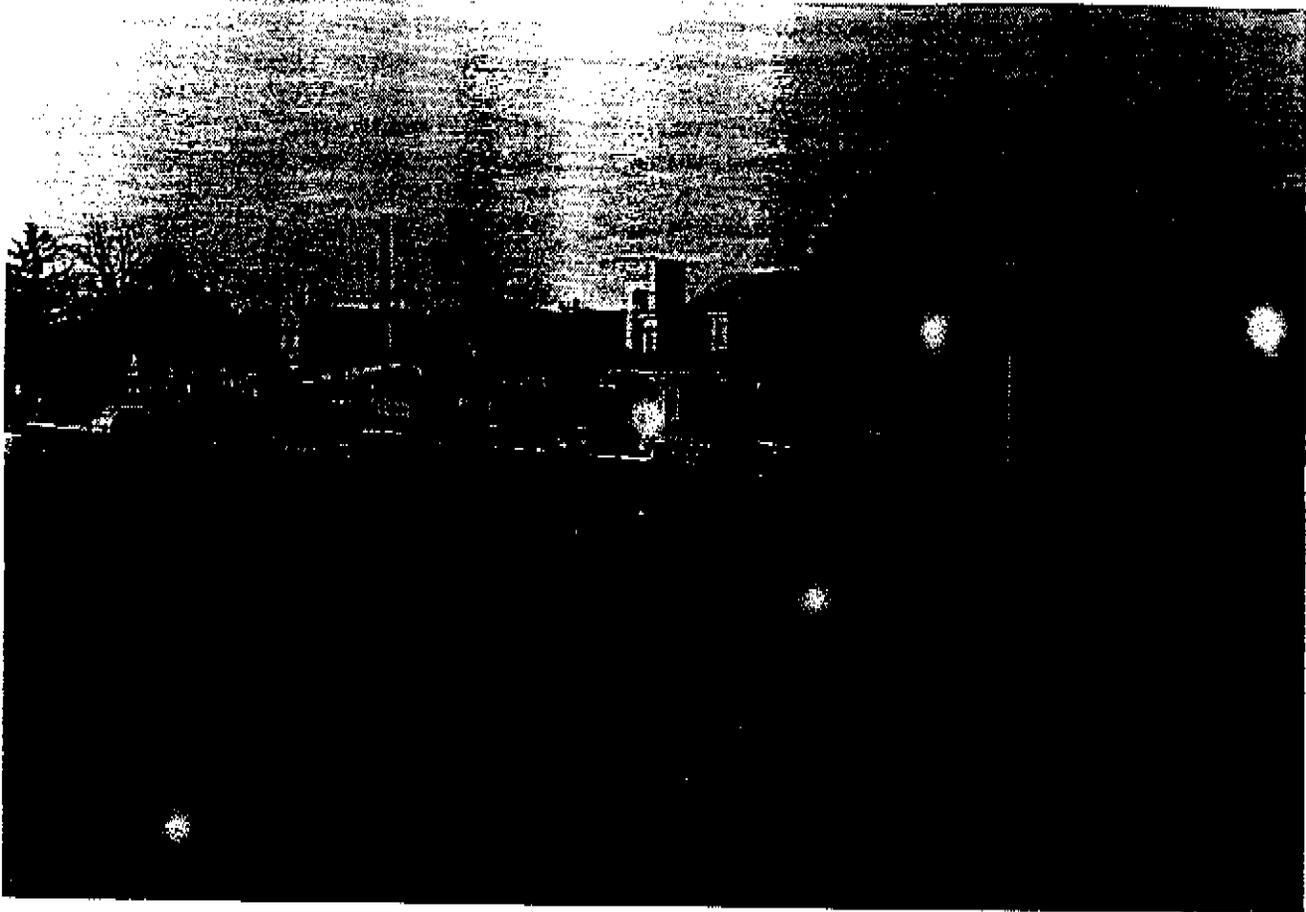
On January 14, 1992, the Loch Raven Village Board of Directors reviewed the proposed amendment. After a brief discussion, the Association approved the change.

As of January 22, 1992, the responses Mr. Neal Fisher has received from the other property owners has generally been favorable.

On January 23, 1992, Loch Raven Village will propose an amendment to the LRVCCP for page 37.

01/20/92

3. The north side of the Joppa Road corridor (pictured below) from Drumwood to Danway Road is currently zoned R.O. The Association would like this zoning retained because of Loch Raven Village homes similarly fronting the south side of Joppa Road along this corridor.



Recommendation: The Association will work with Baltimore County to retain the R.O. zoning along this corridor. The Association has approached (January, 1991) and will work with Baltimore County to revise the current R.O. zoning classification to include a provision that would retain the current "family" structure building although permitting office use within the existing structure (Class A Office Building). The Association's proposed revision would require that the existing structure retain its current residential character in appearance, with no enlargement permitted to its exterior.

Development of these sites should be accomplished with adequate landscaping and buffering.

## LOCH RAVEN VILLAGE COMMUNITY CONSERVATION PLAN

## PROPOSED AMENDMENT

## Background:

The Association originally approached (January, 1991) Baltimore County to revise the current R.O. zone classification to include a provision that would require that the existing structure (Class A Office Building) retain its current residential appearance, with no enlargement permitted to its exterior. These new restrictions would then apply to the R.O. zoned properties along the 1400 to 1424, even, East Joppa Road. When Baltimore County subsequently passed R.O.A., these properties became an issue for rezoning (from R.O. to R.O.A.) under the Comprehensive Zoning Process.

In November and December, 1991, the Association met with most of the property owners along the 1400 to 1424, even, East Joppa Road to discuss the Loch Raven Village Community Conservation Plan and the rezoning issue. As a result of these meetings, the Association has agreed to moderate its earlier position.

## Recommendation:

The Association would like to retain the current R.O. zoning for the 1400 to 1424, even, East Joppa Road properties.

The East Joppa Road properties would retain the current "family" structure (Class A Office Building), with limited exterior development. The exterior development or exterior improvements would continue the residential appearance of the existing structure. Up to two front-yard parking spaces would be acceptable, but must be adequately buffered.

Development combining several parcels and compatible with the nearby R.O. zoned properties and Loch Raven Village homes, would be acceptable.

Development of all sites should be accompanied with adequate landscaping and buffering.

01/20/92

Preliminary Meeting

Community Plan

Community Pluses

Houses well built  
Well kept  
Friendly  
Established  
Affordable  
Not thru community  
Good Neighbors  
Sturdy houses  
Church - all kinds  
Bus service  
Beltway  
School  
Recreation  
Library  
Shopping centers  
Social organizations  
Open space  
Investment  
Well established community  
Heart of Baltimore County Seat of Government  
Centrally located  
Comfortable  
Clean  
Well maintained

Community Minuses

School closing - Loch Raven Elementary School  
Vandalism  
Better transit <sup>FREQUENCY</sup>  
Community Service - Police  
Street tree trimming  
Sidewalks  
Handicap curb out.  
Street lighting  
Shopping center parking trash maintenance  
Street parking - too many cars  
Day care <sup>needed</sup>  
Alleys  
Senior housing  
Senior telephone reassurance program needed  
Handyman

TO: LR Village Comm. Plan File  
 FROM: Wayne  
 RE: Plan Components & Committee Members

The following are some of the issues within various components to be studied for our community plan and the names of the individuals who are working on the committees.

#### Demographic Analysis

\* population - age, sex, race, income, etc.

Committee Members: Susan Schlegel  
 Kevin & Chris Sniffen

#### Land Use

\* current zoning (current usage)  
 \* development trends  
 \* infill development  
 \* planned parkland concepts/activities  
 \* density / development controls

Committee Members: Jim & Kathy Cwieka

#### Transportation

\* existing road network  
 \* traffic volume  
 \* pavement widths  
 \* right of ways  
 \* proposed road improvement plans  
 \* accident records  
 \* transit needs - routes and facilities  
 \* traffic flow (congestion)

#### Recommendations

\* signalization  
 \* minimum traffic through neighborhood  
 \* road direction (one way streets)

Committee Members: Bonnie Orlopp

#### Utilities

\* water and sewer service  
 \* lighting  
 \* drainage - gutters  
 \* curbs  
 \* physical repair  
 \* roadway condition  
 \* sidewalks  
 \* pedestrian walkways  
 \* signage

Committee Members: Howard Bottinger

Environment

- \* existing open space
- \* recreation facilities
- \* public access to open space
- \* streams
- \* trees along residential streets (urban forest)

Committee Members: Barbara Spivack

Economy

- \* area employment opportunities
- \* opportunities for new business development
- \* community retailing

Housing

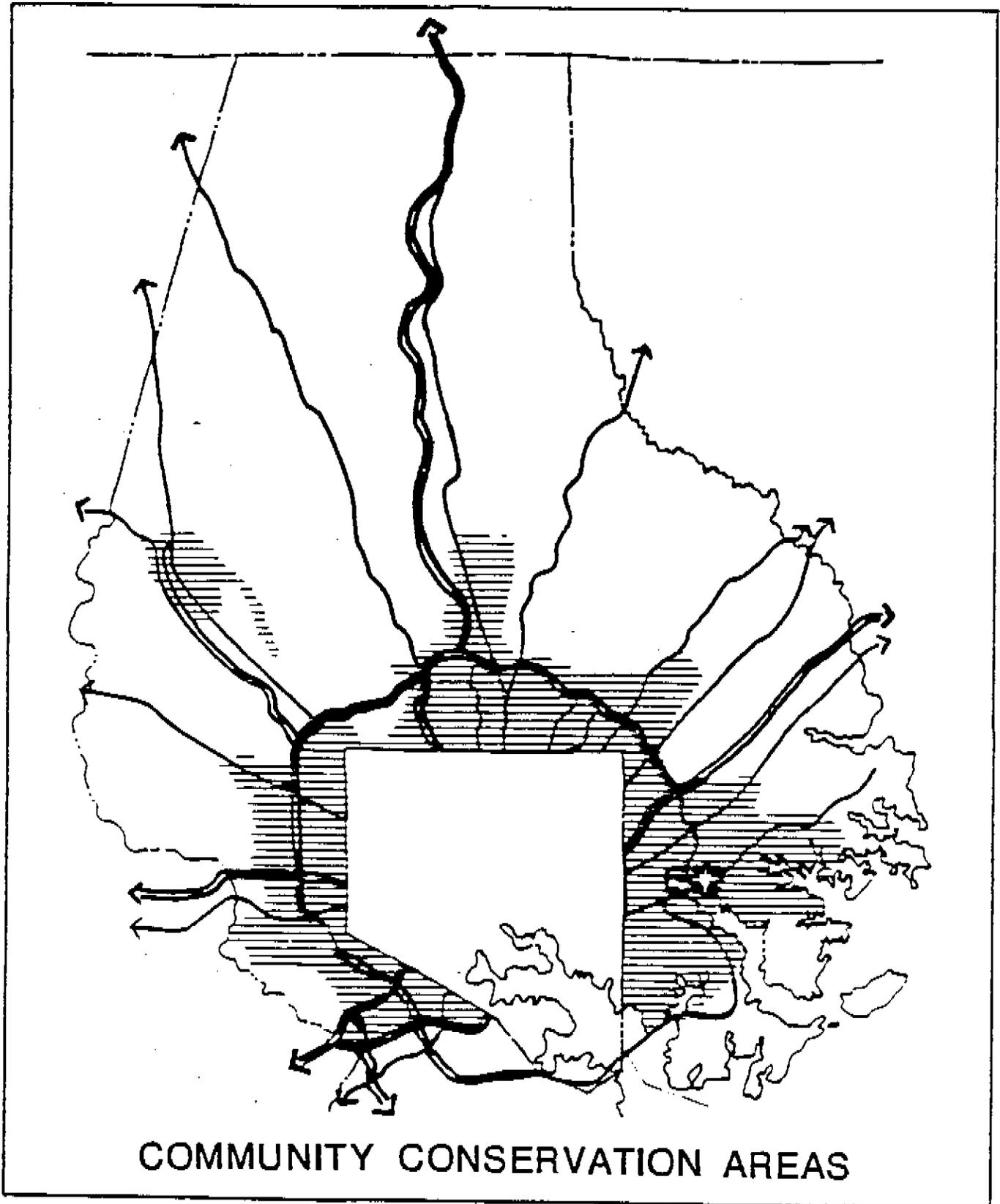
- \* existing housing stock
- \* renter vs owner occupied
- \* housing types
- \* avg. rent
- \* avg. sales price
- \* vacancy rate
- \* housing conditions
- \* apartments

Committee Members: Joan Smith

Human/Community Service

- \* public safety (police, fire)
- \* pre-school
- \* public education
- \* private education
- \* senior citizen facilities & programs
- \* former LR elem. school use
- \* library
- \* community & cultural facilities

Committee Members: Mary Ellen McLewee  
John & Teresa Zito



**COMMUNITY CONSERVATION AREAS**

Shaded areas are Community Conservation Areas.



LOCH RAVEN COMMUNITY PLAN  
Census Information

The following information was taken from the 1980 Census Data. It should be noted that because the study area is a section of three different tracts, the information was taken from the Census Block Group data. It is most probable the category totals are inflated because some streets within a Block Group may not be part of the study area.

<u>Census Tract &amp; Block Group</u>	<u># of People</u>	<u># of Households</u>	<u>Total Units</u>	<u>Rental Units.</u>	<u>% of Owner Occupied</u>
4912.01 (BG 2)	1146	362	372	19	95.2%
4912.02 (BG 1,2,3)	2460	825	847	42	95.2%
4915.0 (BG 3)	<u>1732</u>	<u>821</u>	<u>840</u>	<u>496*</u>	<u>41.7%</u>
<u>TOTALS</u>	5338	2008	2059	557	

For further data on the study area, see the attached sheet.

\*495 of the 496 units are part of the Loch Raven Village I & II Apartment Complex.

Provided by: Baltimore County Dept. of Community Development

This survey is being conducted as a planning effort to prepare a formal Community Plan for our neighborhood. The survey will aid Baltimore County and our community in assessing the problems and needs of our area. Your earnest attention to these questions will be appreciated by the Loch Raven Village Community Plan Committee as well as the Neighborhood Association.

1. How many people are there in your household (living in this dwelling)? \_\_\_\_\_  
 Members of household - List all persons in the unit:  
 (husband, wife, son, daughter, relative, etc.) No proper names please.  

Family Member	Age	Family Member	Age
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
  
2. What is the head of the household's occupation? \_\_\_\_\_  
 If both spouses work, please list other occupation here \_\_\_\_\_
3. Where does he/she work? (Circle letter)  

a. Towson - center	d. another county - Anne Arundel, Harford
b. Baltimore City	Howard, Carroll
c. Baltimore County - list town	e. Washington, D.C.
	f. Other _____
4. How many cars are there in your household? \_\_\_\_\_  
 Is there a parking problem? \_\_\_\_\_
5. Do you have a need for day care now or in the near future? \_\_\_\_\_  
 Part Time or Full day program (Circle one)?
6. Do you own or rent your house OR live in the apartments (Circle one)?
7. How long have you lived in this neighborhood? \_\_\_\_\_
8. How long do you plan to stay here? \_\_\_\_\_
9. What do you like about the neighborhood? (in order of preference)  

1 _____	3 _____
2 _____	4 _____
10. What changes would you like to see?  

--Problems--	--Solutions--
_____	_____
_____	_____
  
11. Optional: Within what range is your household income?  

under \$10,000	_____	\$40 - 50,000	_____
\$10 - 20,000	_____	\$50 - 60,000	_____
\$20 - 30,000	_____	\$60 - 70,000	_____
\$30 - 40,000	_____	Over \$70,000	_____

Note: This information is anonymous and will also be kept strictly confidential. If there are any questions you prefer not to answer, please leave them blank. Please fold and tape or staple the survey and mail to the address on the reverse side; no envelope is necessary. Please mail by April 21, 1990.

## Loch Raven Village Survey Results

The results of the Loch Raven Village demographic survey are in and the committee thanks the 448 families that responded. We were extremely pleased and surprised by the number of responses, given that this was also a Census year. The information received will be very useful in preparing the community's plan for submission to Baltimore County as well as identifying issues to be addressed by the Community Association.

We think that the high response rate is an indication of the interest and concern that the residents of the Village have about their community. According to the survey, 66% of the Village residents have lived here for over 10 years, with 23% having lived here for over 30 years. This is a remarkable statistic which strongly suggests that Village residents enjoy living here and that the community is a stable one. Some of the respondents even indicated that they intended to live here for the rest of their lives. Other positive comments mentioned were convenient location, quality of schools, pride in maintaining homes and friendly neighbors.

The survey also revealed that all age groups are almost uniformly represented in the Village. This strong mix of young and old undoubtedly adds to the Village's charm and is another reason why people enjoy living here so much. The survey also indicated that the occupations of its residents are as diverse as their ages. Some occupations included teachers, lawyers, scientists, business executives, construction contractors and administrative assistants, most of whom work in Baltimore city or county.

The average family size in the Village is 2.5 people and appears to be growing everyday. It seems like those giant storks are popping up in front yards all over the Village.

Finally, it wouldn't be a neighborhood without a few concerns and complaints raised by its residents. Some common concerns mentioned were the parking problem, upkeep of the alley ways, speeding and crime. These issues are being addressed by the Association but their resolution cannot be accomplished without the consideration and involvement that has already been exhibited by the Village residents.

Thanks again for your responses,

The Demographic Committee;  
Kevin and Chris Sniffen  
Susan Schlegel



LOCH RAVEN ELEMENTARY SCHOOL

SURVEY REPORT

August 25, 1987

Respectfully submitted to the Loch Raven Village Association Board by the  
Loch Raven Elementary School Committee:

Amanda Black, Co-chair  
Steve Buckingham  
Steve Cahill  
Mary Ellen McLewee, Survey Coordinator  
Bob McLewee  
Andrea Smith  
Bruce Smith, Co-chair  
Jeffra Zeller

Loch Raven Elementary School  
Survey Report

INTRODUCTION

As you are probably aware, there is growing concern in the Village as to the fate of the former Loch Raven Elementary School on Glen Keith, east of the Boulevard. In response to that concern, an impressively large number of Village residents have gotten involved by:

1. Establishing a committee of the Village Association to work on this issue (mid-May).
2. Holding an open community meeting to gather residents' ideas for possible uses for the school building and grounds; 100 people attended (June 10).
3. Using ideas from the June 10 meeting to create a survey in order to accurately assess residents' views. The survey was distributed to everyone in the Village by July 18. More than 50 people went door-to-door collecting the survey to ensure that as many people as possible could take part in the process. Data collection and tabulation ended on August 22.

Surveys were returned by approximately 900 Loch Raven Village households, representing over 2,300 people. From the 495 units in Loch Raven Village Apartments, 69 tenants (14% assuming 0% vacancies) responded to the survey. A majority (828 out of 1,535) of homeowners responded. Homeowners' 54% response rate is substantially higher than many surveys achieve, which indicates the high level of interest in this issue.

Village residents' first choice is to reopen the former Loch Raven Elementary School as a public elementary school. In fact, more than 75% want the building used for this purpose. Residents' last choice is offices or stores, with 85% strongly objecting to such use. The following table reports the survey choices in order of residents' preference:

<u>Rank</u>	<u>Choice</u>	<u>Preference</u>
1.	Public Elementary School	Want It
2.	Senior Citizens' Center	"
3.	County Rec. Activities	"
4.	Community Center	"
5.	Adult Education Center	"
6.	Tiny Tots Coop.	"
7.	County Rec. Offices	"
8.	Private Elementary School	Neutral
9.	All-day Child Care	"
10.	Community-owned Pool	"
11.	Meals on Wheels	Don't Want It
12.	Police Admin./Crime Lab	"
13.	Senior Citizen Housing	"
14.	State Employment Agency	Strongly Object
15.	Private Residences	"
16.	Offices or Stores	"

LOCH RAVEN ELEMENTARY SCHOOL SURVEY RESULTS  
 AUGUST 20, 1987  
 897 SURVEYS

USE BUILDING AND GROUNDS FOR	WANT VERY MUCH	WANT	DON'T WANT	STRONGLY OBJECT	AVERAGE (MEAN) *	NUMBER OF RESPONDENTS
1 PUBLIC ELEMENTARY SCHOOL	44.2%	34.4%	16.3%	5.1%	1.82	790
2 SENIOR CITIZENS' CENTER	35.9%	45.9%	12.9%	5.3%	1.88	828
3 COUNTY REC. ACTIVITIES	36.0%	42.1%	15.3%	6.6%	1.93	789
4 COMMUNITY CENTER	32.1%	42.1%	16.0%	9.8%	2.03	810
5 ADULT EDUCATION CENTER	22.7%	47.6%	20.8%	8.9%	2.16	794
6 TINY TOTS COOP.	17.9%	47.9%	25.8%	8.4%	2.25	766
7 COUNTY REC. OFFICES	17.8%	47.7%	24.2%	10.3%	2.27	769
8 PRIVATE ELEMENTARY SCHOOL	21.1%	32.8%	29.6%	16.6%	2.42	760
9 ALL-DAY CHILD CARE	15.2%	34.6%	31.4%	18.9%	2.54	778
10 COMMUNITY-OWNED POOL	28.2%	19.3%	18.8%	33.8%	2.58	794
11 MEALS ON WHEELS	11.7%	36.1%	29.7%	22.6%	2.63	798
12 POLICE ADMIN./CRIME LAB	12.2%	35.8%	27.8%	24.1%	2.64	787
13 SENIOR CITIZENS' HOUSING	10.6%	21.5%	31.9%	36.0%	2.93	786
14 STATE EMPLOYMENT AGENCY	2.0%	7.3%	25.5%	65.2%	3.54	799
15 PRIVATE RESIDENCES	2.8%	8.4%	18.8%	70.0%	3.56	793
16 OFFICES OR STORES	1.9%	1.7%	11.3%	85.1%	3.80	806

\*CALCULATED ON A 4-POINT SCALE, WHERE 1=WANT VERY MUCH AND 4=STRONGLY OBJECT.  
 THE SCALE MIDPOINT IS 2.50.

## DEMOGRAPHICS 8/20/87

## RESIDENTS' AGES

Age	Number	Percentage
60+	519	22.4%
50-59	306	13.2%
40-49	288	12.5%
30-39	339	14.7%
20-29	338	14.6%
13-19	199	8.6%
5-12	196	8.5%
3-5	41	1.8%
0-2	87	3.8%
Total	2313	100.0%

## LENGTH OF VILLAGE RESIDENCE

Years a Resident	Number	Percentage
2 & Under	126	14.4%
3-5	79	9.0%
6-9	70	8.0%
10-19	193	22.0%
20-39	396	45.1%
40 & Over	14	1.6%
Total	878	100.0%

Note: 19 households did not respond to this question.

Loch Raven Village  
Community Plan  
Report on School Capacities

Schools	Capacity	Sept 1989
Pleasant Plains	638	612
Loch Raven Middle	1179	573
Loch Raven Senior	1295	1000

Projections:	1987	1988	1989	1990	1991	1992	1999
P. Plains	568	592	612	619	645	636	930
LR Middle	545	526	573	609	649	703	939
LR Senior	1109	1058	1000	971	1002	985	1533

Other nearby elementary schools - 1989

	Capacity	1989
Hillendale	700	419
Oakleigh	662	542
Hampton	360	433 (trailers)
Stoneleigh	544	502
Villa Cresta	796	701

This information was provided by the Baltimore County Board of Education, Office of Planning, in the Spring, 1990.

PROGRAM SCHEDULE - NOVEMBER - 1990MONDAYS

10:00-12:00	Needlepoint	Craft Room	Marie Schaeffer
10:30-11:00	Senior Stride	Hallway	Helen O'Keefe
10:30-11:30	Slides	Cafeteria	Norma Smith
12:00-Noon	Lunch	Cafeteria	Volunteers
1:00 - 2:00	Bingo	Cafeteria	Volunteers
1:00 - 2:00	English Literature	Craft Room	Catherine Dunn

TUESDAYS

10:00-12:00	Woodcarving	Cafeteria	Joe McGuire
9:00 -10:30	Aerobics	Cafeteria	Marie Conn
12:00-Noon	Lunch	Cafeteria	Volunteers
12:30- 2:30	Quilting	Craft Room	Nancy Scott

THURSDAY

9:00 -12:00	Aerobics	Cafeteria	Marie Conn
10:00-12:00	Ceramics	Craft Room	Sandee Widomski
12:00-Noon	Lunch	Cafeteria	Volunteers
12:30- 1:30	Knitting/Alternate Weeks	Craft Room	Lorraine Vowel
1:00 - 2:00	Bingo	Cafeteria	Volunteers

FRIDAY

10:00-12:00	Crafts	Craft Room	Ellie Friedman
10:30-11:00	Senior Stride	Hallway	Helen O'Keefe
10:30-11:30	Line Dancing	Cafeteria	Alex Cohen
12:00-Noon	Lunch	Cafeteria	Volunteers
12:30- 2:30	Art	Craft Room	Denise M.
1:00 - 2:00	Bingo	Cafeteria	Volunteers

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POOL - CARDS - SHUFFLEBOARD - ANYTIME

Council meetings-1st Monday of each month in cafeteria, 12:30 p.m

Blood Pressure 2nd Monday of each month in Library

Everyone is welcome to attend any program at the Center if you or your spouse is 60 years of age or older. Also space available in the classes. Please call 887-5356 for any information.

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# Drop-Off Recycling Center

**Bendix Employee Parking Lot  
LaSalle and Joppa Roads  
Enter and exit on LaSalle Road.**

## RECYCLING PREPARATION SHEET (REVISED 8/90)

\*\* indicates change(s) from previous version

- **PLEASE PREPARE AND SORT** your recyclables as explained below **BEFORE** bringing them to the center.
- **PLEASE BRING** each type of recyclable material in a separate container.
- **PLEASE TAKE HOME** all containers in which you bring recyclables and reuse them.

### PAPER

- ACCEPTABLE: NEARLY ALL paper.
- EXAMPLES: newspapers, magazines, books, phone books, mail, cardboard (break down) and cereal boxes (remove wax liner).
- NO milk or juice cartons, wax paper, carbon paper, foil-lined paper or food-contaminated paper.
- PREPARATION: PACK in brown paper grocery bags, cardboard boxes or tie with string. DO NOT use plastic bags, plastic cords or wire.

### \*\* PLASTIC BOTTLES

- \*\* → ACCEPTABLE: ALL PLASTIC BOTTLES (including tops) UNLESS STAMPED 3 OR HIGHER on the bottom. CHANGE: bottles with no number on the bottom are OK.
- EXAMPLES: beverage, liquid soap, water and oil bottles.
- NO PLASTIC BAGS, BABY WIPES AND YOGURT CONTAINERS, MARGARINE TUBS, PLATES, UTENSILS, CUPS, ETC.
- PREPARATION: 1) RINSE OUT BOTTLES. 2) CRUSH ALL BOTTLES.

### GLASS CONTAINERS

- ACCEPTABLE: ONLY glass containers.
- NO window glass, Pyrex or drinking glasses.
- PREPARATION: 1) REMOVE tops. 2) REMOVE lead neck covers (if any). 3) RINSE out containers.  
4) SORT by color (Clear, Green, Brown) in separate containers. Tip: Even Clear-appearing wine bottles go in Green (they're tinted). If in doubt, always put glass in Green.

### ALUMINUM CANS

- ACCEPTABLE: ONLY aluminum cans.
- NO foil, foil pans or bulk aluminum (e.g., screen doors, windows).
- PREPARATION: 1) RINSE out cans. 2) CRUSH cans.

### TIN-COATED STEEL CANS

- EXAMPLES: soup, juice cans. Tip: If it attracts a magnet, it's steel.
- PREPARATION: 1) RINSE out cans. 2) REMOVE both ends of cans (where possible) 3) CRUSH cans (where possible).

**Hours: Saturdays 9 AM - 12 Noon ONLY**

**DO NOT LEAVE RECYCLABLES EXCEPT WHEN CENTER IS OPEN.**

***Failure to cooperate may cause the loss of this center!***

**THANK YOU FOR YOUR PARTICIPATION AND COOPERATION!**

To volunteer, call Lisa Johnson at 583-7722

Loch Raven Village  
Community Plan

Alley Report

During the month of August, a drive through the alleys of Loch Raven Village revealed that a majority of the alleys in Loch Raven Village are in need of repair. The following is a list of alleys sited for repair.

East Side:

- 1) The alley connecting Deveron Road and Loch Shiel near Aberdeen Road.
- 2) The alley behind Glen Gary Road and Clyde Bank - bordering the former Loch Raven Elementary School property and next to the shopping center.
- 3) Alley between Glen Gary Road and Clyde Bank

North Side:

- 01) Alley behind Drumwood Road that borders the commercial area along LaSalle Road.
- 02) The alley between Joppa Road and Doxbury Road.
- 03) The alley connecting Doxbury and Dellsway, behind Drumwood Road.
- 04) The alley between Doxbury and Dellsway.
- 05) The alley connecting Dellsway and Doxbury, behind Pleasant Plains Road.
- 06) The alley connecting Dellsway and Putty Hill Avenue, behind Pleasant Plains Road.
- 07) The alley between Dellsway and Putty Hill Avenue.
- 08) The alley connecting Putty Hill Avenue and Dellsway, behind Drumwood Road.

Central Side:

- 09) The alley off of Putty Hill Ave and Cottage Lane that is adjacent to Pleasant Plains Elementary School.
- 10) The alley behind LaSalle Road and Cottage Lane that has an exit onto LaSalle Road.
- 11) The alley between Cottage Lane and Glen Keith Blvd.
- 12) The alley connecting Cottage Lane and Glen Keith Blvd., behind Pleasant Plains Road.
- 13) The alley behind Pleasant Plains Road and Kirkwall Court.
- 14) The alley connecting Cottage Lane and Loch Ness, behind Pleasant Plains Road.

## Joppa Road Land-Use

NORTHSIDE

1. R
2. R
3. R
4. R
5. R
6. R
7. R
8. R
9. R
10. R
11. Szcypinski, Adam M.D.
12. State Farm Insurance
13. Nathan Fick Attorney
14. R
15. R
16. R
17. R
18. Franks/Thomasville Gardens/Duron
19. Orchard Inn
20. Gardeners
21. Muffler King
22. Dunkin Donuts
23. Wendy's
24. Pizza Hut
25. Sealed Power
26. Kings Cleaners
27. Fair Lanes
28. Rascals
29. Carpet All
30. Holiday Inn
31. Easter Lock and Key/Hairtique/Towson Appl.
32. Bel Loc Diner
33. R )
34. R ) Welcome Inn
35. R )
36. Welcome Inn )
37. Joppa Seafood
38. Angelo's
39. Auto Concepts
40. Bode Flooring
41. Home Mutual Carrollton Bank
42. Sarandos
43. Scot Ambulance Creative Crafts
44. Sofa Market Mr. Tire
45. Carpet Fair
46. Harold's Fruit
47. Nationwide Insurance Law Office Stephen Bassinges
48. Dens Crabs

SOUTHSIDE

49. Towson Dodge
50. Rittenhouse Fuel
51. Towson Auto
52. Motorola
53. Towson Mazda
54. RCA
55. Pep Boys
56. Savco/Discount Tire/Waxman/ Audio Connection
57. Discount Dinette
58. Balto. Co. Media
59. Heath Electronics
60. Time Out/Baynesville Bike Dr. Marowitz
61. Crown Station
62. Regency Dail
63. Vacant
64. Baynesville Electronics
65. Roscoe's Detail Shop
66. McDonald's
67. Hess
68. Lazy-Boy
69. Towson Dodge Maint/Serv  
Towson Mazda Maint/Serv
70. AMOCO
71. Vacant
72. Little Tavern
73. Kohler Auto
74. Towson East Motel
75. Hollenshades Auto
76. —82. Residential

Capital Budget (projects)  
Fiscal Year 1991 - Adopted May 29, 1990

Central Sector

Sewerage System

Towson Run Interceptor - Section IV

Water System

36"x42" Main to Mays Chapel Reservoir

Construction at Highway Sites

Fire Hydrants

Main Replacement & Rehabilitation

Special Water House Connections

Subdivision Water Main Extensions

Storm Drain System

Bellona Ave. at Boyce Ave.

Bellona Ave.

Bellone Ave.

Lake Roland Dam Reconstruction

Streets & Highways

Alley Improvements

Beaver Dam Road

Greenspring Ave.

Joppa Road

Padonia Road

Pot Spring Rd. + Padonia

Putty Hill Ave.

Ridgely Ave.

Taylor Ave.

Towsontowne Boulevard

Warren Road - East

Grade Separations, Bridges & Culverts

Bridge #296 Greenspring Ave.

Bridge #253 L'Hirondell Club Road

Bridge #88 Padonia Road

Bridge #354 Register Ave.

Bridge #108 Roland Ave.

Bridge #86 Thornton Road

Operational Buildings, Public Works

Detention Center Expansion

Modernize County Buildings

Old Jail Complex

Remodeling County Bldgs.

Remodeling Old Courthouse

General Sector

Operational Buildings, Police Dept.  
Precinct 6 (Towson) Station

Traffic Control Facilities  
Loch Raven Signal System

Parks & Playgrounds  
Dulaney Springs Elem. Site  
Mays Chapel Elementary SRC  
Riderwood Elementary SRC  
Towson Senior High School

Schools  
Mays Chapel Elem. (new)  
Towson High School Modernization

Libraries  
Loch Raven Branch Expansion

Senior Centers  
Loch Raven Senior Center

Community Improvements  
NIP  
Towson Revitalization

Loch Raven Village

Traffic Control Facilities  
Loch Raven Signal System

Senior Centers  
Loch Raven Senior Center

Libraries  
Loch Raven Branch Extension

ACKNOWLEDGMENTS

LOCH RAVEN VILLAGE  
COMMUNITY CONSERVATION  
PLAN COMMITTEE

- CHAIRMAN  
Wayne Skinner

- COMMUNITY SERVICES  
Mary Ellen McLewee  
John & Teresa Zito

- DEMOGRAPHICS  
Kevin & Chris Sniffen  
Susan Greenbaum

- LAND USE  
Jim & Kathy Cwieka

- LANDSCAPING  
Barbara Spivack  
Paul DePasquale  
Tammy Ward

- TRANSPORTATION  
Bonnie Orlopp  
Steve Goad

- HOUSING  
Joan Smith

Appreciation is also given to the Baltimore County departments that provided information and assistance to the Plan Committee during the research phase of the plan process.

Maps by Baltimore County Office of Planning & Zoning

Photographs by Robert T. West