

IDLEWYLDE*NEWS

NEWSLETTER OF THE IDLEWYLDE COMMUNITY ASSOCIATION

"Community Commitment since 1947"

February 2019

Invitation to Join the ICA Committee on the Future of Idlewylde Hall

The Idlewylde Community Association (ICA) has begun a review of Idlewylde Hall and would like the community's help in these important discussions. Idlewylde is special in owning a community hall, which is a great place for Idlewylde, surrounding communities, and families to meet, celebrate, honor, mourn, and learn. The hall is also an important source of revenue that allows the ICA to keep membership dues low, subsidize community events, and fund neighborhood improvements and other needs.

Owning the hall also means that the community has to manage it. The ICA board began this review in response to neighbors' concerns, the significant expenses that the hall requires for maintenance and improvements, and the substantial amount of time it takes to oversee operations by our volunteer board. The review includes the hall's ongoing needs and what should be the direction forward for the hall and how it would affect Idlewylde.

The board has undertaken two initiatives recently to guide and enhance the review process. First, the board initiated a "SWOT analysis" to identify Strengths, Weaknesses, Opportunities, and Threats associated with the community's current and continued ownership of the hall. Second, the board engaged a licensed building inspector to assess the overall condition of the property. As a result, several emergency repairs have had to be authorized by the board, including the purchase of a new furnace and a more detailed inspection of the hall's roof for water damage and leaks.

The board's preliminary SWOT analysis is published on the ICA website at www.idlewylde.org/News. We encourage members and non-members alike to offer input. Please help by sending your thoughts on the analysis to ICA.Board@outlook.com. Your comments will be included in the final SWOT report.

The board also would like to form a committee to provide recommendations to the board and to the ICA membership on the hall's future. To volunteer as a member of the committee, please email ICA.President@outlook.com. *The only requirements to serve are that you live in the community and are a current member of the ICA.*

We all care about the Idlewylde of today and, surely, the Idlewylde of tomorrow. Therefore we ask you to consider adding your comments to the SWOT analysis and joining the committee as we evaluate the options for the hall for the years to come.

Sherwood Rd zoning hearing

On Jan. 8 the County Office of Administrative Hearings heard two petitions for zoning variances required to build a house on an undersized lot: the side yard of 6401 Sherwood.

The owners of 6401 live in Montgomery County. They bought it in 2005 for their sons to live in while attending college. Then the Great Recession hit. Rather than sell at a loss, they let the property to a succession of tenants, mainly college students.

A couple of years ago, the house suffered severe fire damage and required extensive rehabilitation. The owners decided to sell the property, but not as is. They sought to split the property and build a large house next to the existing one.

The property is not large enough for two houses under current zoning regulations, but they relied on a 1925 sewer map which showed the lot already subdivided. However, since each parcel is undersized according current regulations, they needed to petition for relief for several zoning violations arising from the existing house now being on an undersized lot.

And since the existing house is virtually on the dividing line, with its driveway over the line in "6403", they also had to create an easement to allow 6401 to use the driveway, which both houses would share.

After consulting the neighbors and finding them strongly opposed to the proposed construction, the ICA board decided to contest the applications. The board urged neighbors to demonstrate their opposition in person at the hearing or to submit written objections if they could not. Dana Reed volunteered to speak on behalf of the ICA.

The County Planning Department opposed



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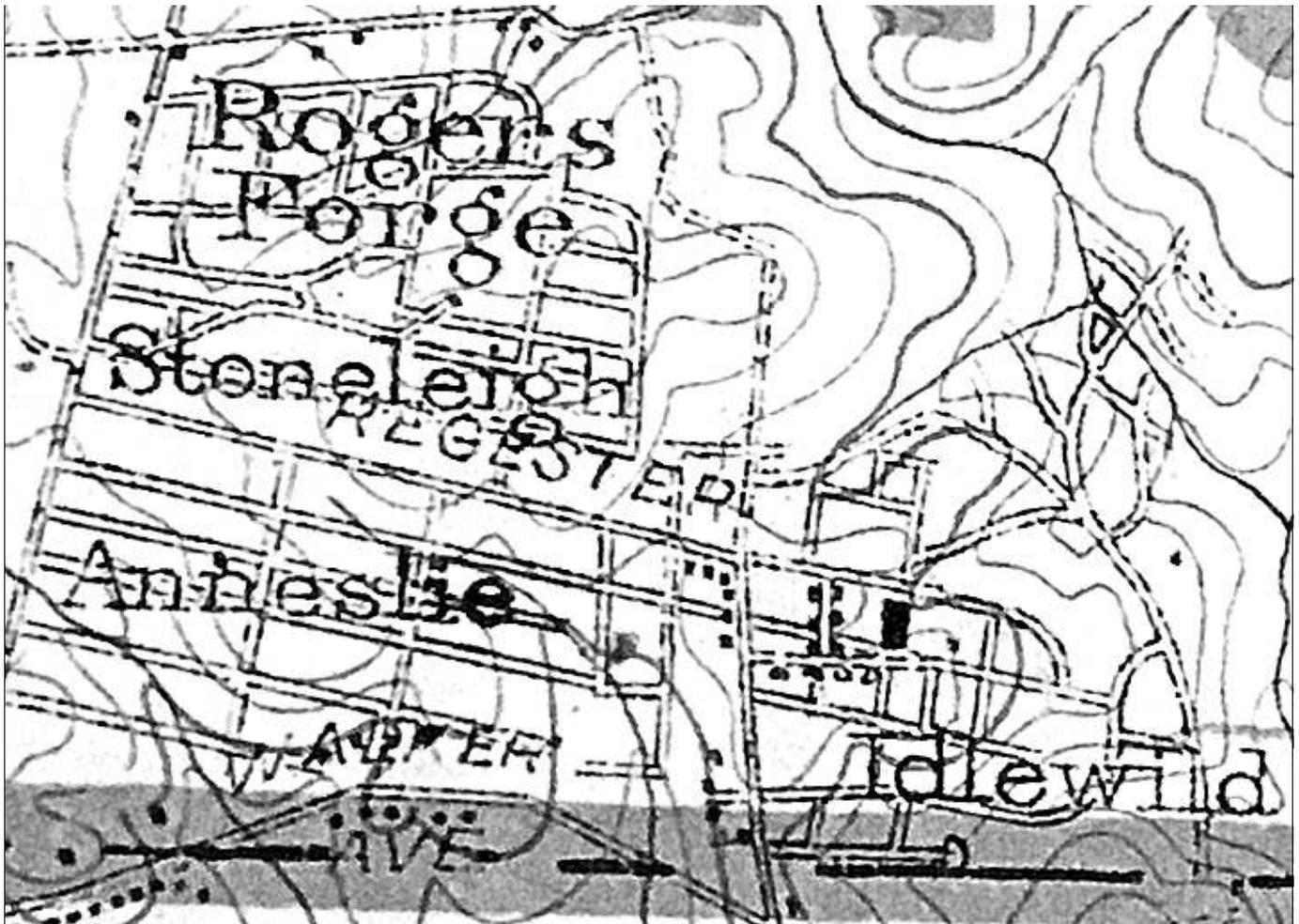
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the petitions, but I dlewyld needed to turn out and show that it cared. And the petitioners had their expert testimony and their documentary exhibits, which needed rebuttal by a capable and well-prepared advocate.

I dlewyld was equal to the moment, and the petitions were denied, subject to appeal. Most importantly, the judge found that even if the two parcels were originally separate lots, they had become merged by subsequent use and there was no legal basis for separating them now.

Thanks to Dana for her hours of volunteer work preparing for this hearing (in addition to being Treasurer of the ICA!), and to everyone who turned out or testified in support of Dana and I dlewyld.



What's wrong with this map?

Apart from Idlewild and Rodgers Forge being misspelled and the Forge being misplaced.

You're looking at a blow-up of part of the 1924 Maryland Geological Survey map of Baltimore County and City. Our neighbor Donald Hart found it in his home when he moved in many years ago, and he has kindly passed it on to the ICA.

The map says it says it was partially revised in 1932, but they don't seem to have revised this. At least, there's plenty that needs revising as well as the spelling.

The map registers the platting of Anneslie and Stoneleigh in 1922, though it gives a pretty rough sketch of them. The Anneslie plat doesn't show Holly Lane running straight through from Register to Overbrook, as is shown here. Nor are the blocks on either side of Murdock drawn any narrower than the others.

You can also see an approximation of Idlewild combining elements of the Spence Howard plat of September 1921 and the Cityco plat of February 1924. Overbrook is not yet continuous, and Banbury still lacks its diagonal extension to Walker.

But, oops! They've messed up the join between Idlewild and its neighbors by displacing Idlewild a block southward. Register runs into Litchfield, and Murdock is falsely extended eastward through Maplewood and Banbury (and apparently through a house) to join up with what is clearly Register east of Sherwood.

Mind you, this blow-up is only about 1 x 1.5 inches on a very large map, so no one would be using it for local navigation.

Actually, James Rodgers' forge was where the map shows it. The neighborhood didn't exist then, and when it was built in the 1930s the developer cleverly lifted the name. Maybe "Dumbarton Farm" sounded too muddy.

Idlewylde Community Association

SPRING GENERAL MEETING

Sunday, March 24 at 3:30 PM



Business meeting at 3:30

Potluck repast at 4:00



Idlewylde Hall, 6301 Sherwood Rd



*Get together with your neighbors
Get an update on community affairs*



JOIN US BEFORE THE MEETING,
STARTING AT 2:00, FOR
GAMES! GAMES! GAMES!



MONOPOLY – LIFE – SCRABBLE-
YAHTZEE!

BRING YOUR OWN FAVORITES!



This meeting is for members of the ICA. You can attend the business meeting, the repast, or both. If you haven't signed up yet for 2018-19, we will happily accept your dues (\$20, optional for senior citizens) at the meeting.

IDLEWYLDE NEWS

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Editor: Paul Romney (410-377-0748)

Director of Distribution: Jamie Kass

Submit articles, announcements, ads, etc. to the editor at idlewylde@yaho.com, or phone editor.

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½ page: \$35 members, \$75 non-members

Full-page insert: one-sided \$200, two-sided \$250

Classified listings are free for members of the ICA.

Payment. Send check payable to "Idlewylde Community Association" to ICA at PO Box above.

Idlewylde News is the newsletter of the ICA. 755 copies are printed bi-monthly for door-to-door distribution, and each issue is posted on idlewylde.org.

ATTENTION! QUORUM NEEDED

Baltimore County has ordained that no one can speak for a Community Association before the County Board of Appeals unless formally nominated to speak for that association.

To meet this requirement, the ICA general meeting must pass a resolution vesting responsibility for review and action of all zoning matters in its board of directors or a duly elected zoning committee.

This action can only be taken by a quorum of the Association, which is 30 members.

Therefore, even if you can't take part in the social part of the meeting, the board would be grateful if members could attend ***promptly at 3:30 PM*** to take part in this important item of business.

Why does this matter? If, say, the owners of 6401 Sherwood appealed the administrative judge's decision, the case would be heard by the Board of Appeals. The ICA might well retain professional counsel. If it did not, however, it would have to be represented by an individual nominated by the body vested by the Association with responsibility for zoning matters.

It should take only a few minutes. Of course, there will be other interesting business to discuss. The hall, for a start ...

IDLEWYLDE COMMUNITY ASSOCIATION

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Members of the ICA are welcome at monthly board meetings, but please contact a board member to confirm time and place.