

Comprehensive Zoning Applications 2010  
Council Districts 6 and 7  
Anne Arundel County Office of Planning Zoning

Application Number	Applicant Name	Property Owner Name	Property Number/Street	Property City, State, Zip	Tax Map	Tax Parcels	Council District	Planning Area	Current Zoning	Current Use of Property	Requested Zoning	Recommendation	Reason
CZ09-1020	Purple Cherry Architects	HB & GW LLC	97 South Haven Road	Annapolis, MD 21401	44	296	District 6	Crownsville	R2		C2	Change to C2	Provide opportunities for additional commercial services in this commercial area. Crownsville SAP supports having a commercial activity center here. C2 will allow for commercial office uses that may serve the Heritage Harbor community.
CZ09-1022	Steven Onken	Steven Onken	505 Kansala Drive	Annapolis, MD 21401	44	82 (lot 30)	District 6	Crownsville	RA	Residential	R2	No change.	Adopted plans do not propose increased development densities in this area. The application addresses one lot within an established subdivision and a change would amount to spot zoning.
CZ09-1031	Stephen Samaras	Annapolis Neck LLC, Charles G. Samaras et al., Deborah Snyder	915 - 941 Bay Ridge Road	Annapolis, MD 21401	57A	769, 762, 861, 862, 863, 864, 765, 867, 868, 1405	District 6	Annapolis Neck	C1 & R2	Commercial, residential, and vacant.	C3	Change to C1	SAP supports redevelopment of this site to create a local commercial hub. Elimination of the C1/R2 split zoning will facilitate and support redevelopment plans. Rezone R2 portions to C1 on Parcels 769, 762, 862, 863, 765, 867, and 1405.
CZ09-1038	Mary Read	George and Mary Read	1237 Generals Highway	Crownsville, MD 21032	38	50	District 6	Crownsville	RLD	Residential	C1	Change to C1	Expand upon the existing commercial center at this intersection to provide opportunities for local commercial businesses to serve the Crownsville community. Include adjacent P.49.
CZ09-1043	St. John Properties, Inc.	Raymond Bausum	2654 Riva Road	Annapolis, MD 21401	50	32	District 6	Annapolis Neck	OS & C2	Junkyard	C2	Change to C2.	Parcel is privately owned, is located in the PGMA, and is not in a floodplain area and therefore should not be zoned OS. Rezoning to C2 will allow clean up of a longstanding junkyard and support new office development in the PGMA.
CZ09-1047	Anthony DiNenna	1 Parole LLC & 607 LLC	701 and 703 Bestgate Road	Annapolis, MD 21401	45	275, 274	District 6	Annapolis Neck	R15	Offices	C2	Change to C2	This area is zoned primarily R15 and R22 but is developed with primarily office uses that were allowed in residential zones prior to a 2005 Zoning Code revision. Create a commercial office hub including some adjoining parcels & encourage medical office uses to support the Medical Center.
CZ09-1086	Wm Jr & Patricia Mueller, Trustees	Patricia & William Mueller	500 Defense Highway	Annapolis, MD 21401	44	97	District 6	Crownsville	RA	Residence	R2 or higher	Change to R2	Parcel lies between two R2 zoning districts. Allow residential subdivision consistent with surrounding zoning.
CZ09-1091	Floyd Preisch	Floyd Preisch	611 Ridgely Avenue	Annapolis, MD 21401	45	157 (lot 14)	District 6	Annapolis Neck	R2	Residential	SB	Change to SB	Four parcels adjacent to the west were recently rezoned by the Administrative Zoning process to Small Business (SB). Addition of this property will complete a small business district across from the Weems Creek Medical Center.
CZ09-1137	James Dillard [APPLICATION WITHDRAWN 4-28-11]	James Dillard	514 Defense Highway	Annapolis, MD 21401	44	128	District 6	Crownsville	R2	Residence & septic maintenance business.	C4	No change	Application was withdrawn.
CZ09-1157	Godfrey Blackstone	Godfrey Blackstone	2045 Herndon Drive	Annapolis, MD 21401	45	335	District 6	Annapolis Neck	R22	Commercial	C4	Change to C2.	This parcel is located behind a gas station and next to a BGE substation. South of this area is the Medical Center zoned C2, and to the east is a multifamily development. C2 zoning would offer better use of this area and would support health-related office uses near the Medical Center.
CZ09-1176	Scott Peterson	Scott Peterson	152-153 Riverview Avenue	Annapolis, MD	45F	645	District 6	Annapolis Neck	R2 & OS	Vacant	RA	Change to RA	Parcel is privately owned and not floodplain. Development is currently permissible on R2 portion of property but site layout is significantly constrained. RA zoning will allow development of a single family dwelling. Development density will be limited to one home due to location in Critical Area RCA.
CZ09-1177	1625 Limited	1625 Limited	1625 Old Generals Highway	Crownsville, MD 21032	44	12	District 6	Crownsville	RLD	Office	SB	Change to SB.	This site has contained a non-conforming commercial office use for many years. SB zoning will allow office use to continue in conformance.
CZ09-1180	Diane Cerone	Association of Annapolis Sons of Italy, Inc.	620 Ridgely Avenue	Annapolis, MD 21401	45	113	District 6	Annapolis Neck	R2	Nonprofit organization	C1	Change to C1	C1 zoning is more suitable for the existing non-profit organization located at this site and is compatible with adjacent commercial office uses fronting and next to the site.

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CZ09-1188	Marcella Bonner [APPLICATION WITHDRAWN 10-3-10]	David Castle	2701 Riva Road	Annapolis, MD 21401	50	183 (Lot 1, Blk A)	District 6	Annapolis Neck	R5	Residential	C1	No change.	Application was withdrawn.
CZ09-1196	Robert Brilliant	Brilliant Associates, LLC	117 Defense Highway	Annapolis, MD 21401	51A	227 (lot 43)	District 6	Annapolis Neck	C2	Office/Cultural Center	C4	No change.	C2 zoning is compatible with the surrounding uses and zoning. No justification to change zoning on this property.
CZ09-1215	Michael Epstein	Michael Epstein, Meck Properties LLC, et al.	621-623 Ridgely Avenue	Annapolis, MD 21401	45	150	District 6	Annapolis Neck	R2	Ridgely Oaks Professional Center	C2	Change to C2	This site has contained commercial office condominiums for many years and includes medical offices located in proximity to the Weems Creek Medical Center nearby. C2 zoning will allow the use to continue and to be in conformance.
CZ09-1225	Robert & Nancy Anderson	Robert & Nancy Anderson	2 Womack Drive	Annapolis, MD 21401	51D	185	District 6	Annapolis Neck	R2	Single Story Office	W1	Change to W1	This part of P.185 contains an existing office building and is located in the PGMA and abuts the MD 2/MD 665 interchange. W1 zoning will be consistent with the office use character along Admiral Cochrane Drive.
CZ09-1234	Thomas M. Hennessy	Asia and Bessie Cooper	1369 and 1361 Generals Highway	Crwonsville, MD 21032	38	361, 104	District 6	Crownsville	RLD	Residential	C2	No change.	Adopted plans do not promote extension of the existing local commercial district along this section of Generals Highway.
CZ09-1243	Peter Marinakis	FCA, LLC	645-647 Ridgely Avenue	Annapolis, MD 21401	45	142 (lots 1A, 1B)	District 6	Annapolis Neck	R2	Health care offices	C2	Change to C2	The character of this intersection has changed with construction of two mega-churches. A commercial office use is suitable for this corner of the intersection and C2 zoning will allow the existing health care office to continue and be in conformance.
CZ09-1250	John Prann	John Prann	827 Bestgate Road	Annapolis, MD 21401	45	336 (lot 1)	District 6	Annapolis Neck	R5	Vacant residential	C2	No change	This is one lot within a 20-lot residential subdivision and rezoning only one of these lots would not be justified. Owners of the remaining lots have not requested a zoning change.
CZ09-1279	Ralph Simmons	Ralph Simmons	166 Defense Highway	Annapolis, MD 21401	44	104	District 6	Crownsville	R2	Single family dwelling	C4	No change.	Property lies outside of the PGMA and is part of a larger R2-zoned area between the PGMA and Annapolis Waterworks Park.
CZ09-1288	Marc D. Bowen, LLC	Marc D. Bowen LLC	1321 Forest Drive, Rear portion	Annapolis, MD 21403	511	2193	District 6	Annapolis Neck	R2	Car storage	C4	Change to C4	This small property adjoins and is accessed through City of Annapolis property that is used for heavy commercial use. A residential use would not be appropriate on this site.
CZ09-1291	David Phipps	Phipps Family Enterprises LLC, David Ward, & Brian Leader	2802 & 2806 Solomons Island Road	Edgewater, MD 21037	51	123, 117, 109	District 6	Annapolis Neck	C2, MC, MB, R1	Marina, Retail Sales, Boat Sales	C4 & MC	Change to C4 and MC	These parcels contain an existing marina, yachting center, and highway commercial uses (boat sales). Rezone to C4 and MC to eliminate split zoning and accommodate current uses.
CZ09-1304	617 Ridgely Avenue, LLC	617 Ridgely Avenue LLC & Michael Ostrowski	617 & 619 Ridgely Avenue	Annapolis, MD 21401	45	155, 154R	District 6	Annapolis Neck	SB	Office and Residence	SB	No change.	These properties were zoned R2 at the time of this application but have since been granted SB zoning by the Board of Appeals decision on an administrative zoning decision. SB zone will be retained.
CZ09-1312	Lawrence Avenue Development Company	Lawrence Avenue Development Co.	2007 Tidewater Colony Drive	Annapolis, MD 21401	45H	229, 632	District 6	Annapolis Neck	R15	Professional Offices	C2	Change to C2	The existing professional office uses were permitted in R15 prior to a 2005 Zoning Code revision. C2 zoning will allow the use to continue as a conforming use.
CZ09-1315	JHS, LLC	JHS, LLC	106-B Defense Highway	Annapolis, MD 21401	45	777	District 6	Annapolis Neck	C2	Professional Office	C3	No change.	This property is part of a large C2 district and the current zoning will allow uses that are compatible with the surrounding area and uses.
CZ09-1342	8M LLC; Chesapeake Enterprises LLC; Enterprises, LLC	8M LLC, Chesapeake Enterprises LLC, & Enterprises, LLC	808 & 810 Bestgate Road and 2062, 2070, 2082 Ashley Drive	Annapolis, MD 21401	45	305 (lots 1, 2), 376, 377, 307, 526	District 6	Annapolis Neck	R1	Chesapeake Veterinarian Clinic and vacant property	C2	No change.	The current veterinary clinic use is permitted as a Special Exception use in R1.
CZ09-1359	Holy Temple Church of God International, Inc.	Holy Temple Church of God International, Inc.	708 Bestgate Road	Annapolis, MD 21401	45	721	District 6	Annapolis Neck	R2	Church	C2	No change.	This large parcel extends far to the north of Bestgate Road and is surrounded on three sides by R2-zoned residential properties. C2 zoning would not be compatible with the surrounding single family uses.
CZ09-1362	Columbus Club of Annapolis, Inc. & Admiral One, LLC	Columbus Club of Annapolis, Inc.	2590 Solomons Island Road	Edgewater, MD 21037	51D	165, 91	District 6	Annapolis Neck	R2	Non-profit facility (Knights of Columbus)	C2	No change.	A change to commercial zoning would not be consistent with adopted Small Area Plan policies. The Plan does not support extension of commercial zoning south of the PGMA on MD 2.

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CZ09-1363	Damanhuri and Rohana Alkatis	Entrust Mid-Atlantic & Louis and William Woodward	3020 & 3032 Arundel-on-the-Bay Road	Annapolis, MD	57A	2138, 2139	District 6	Annapolis Neck	R2	Vacant residence.	C2 (or C1)	No change.	Adopted plans do not promote establishment of a commercial district at this location. Existing R2 zoning will allow uses that are compatible with the surrounding area.
CZ09-1381	Riberia Development, LLC	Joseph & Veola Jewell, The Jewell Living Trust	2691 Riva Road	Annapolis, MD 21401	50	217	District 6	Annapolis Neck	R5	Vacant	C2	No change.	Parcel is located just outside of the PGMA boundary and at the headwaters of Gingerville Creek where significant water degradation has occurred and the County has made investments to improve water quality. New office or commercial development in this area should be limited to properties within the PGMA.
CZ09-1389	Nicholas J. Kallis, Esq.	Orville Bowen Properties, LLC	2550 Riva Road	Annapolis, MD 21401	51A	421 (Pt of Lot 1)	District 6	Annapolis Neck	C2, W2 & C4	Bowen's Farm Store	C4	Change to C4	This property contains a long standing highway commercial use (farm supply store), but is incorrectly split zoned. Rezone to C4 to correct split zoning.
CZ09-1390	Annapolis Rt. 2 LLC	Annapolis Rt. 2 LLC	251 Admiral Cochrane Drive	Edgewater, MD 21037	51D	90	District 6	Annapolis Neck	R2	Vacant	C2 or W1	Change to W1	Parcel is located in the PGMA and abuts the MD 2/ MD 665 interchange. W1 zoning will permit office uses consistent with the character along Admiral Cochrane Drive.
CZ09-1392	Daniel Eubanks	Daniel and Shannon Eubanks	707, 703A, and 704 Bestgate Road	Annapolis, MD 21401	45H	271 (lots 3 & 4, Sc A), 54 (lots 1 & 2, Sc B), 273 (lot 3)	District 6	Annapolis Neck	R15	Commercial office	C2	Change to C2	This area is zoned primarily R15 and R22 but is developed with primarily office uses that were allowed in residential zones prior to a 2005 Zoning Code revision. Create a commercial office hub including some adjoining parcels & encourage medical office uses to support the Medical Center.
CZ09-1396	Wye River Holdings LLC	Wye River Holdings, LLC	2001 Tidewater Colony Drive	Annapolis, MD 21401	45H	446, 626	District 6	Annapolis Neck	R15	Professional Office	C2	Change to C2	The existing professional office uses were permitted in R15 prior to a 2005 Zoning Code revision. C2 zoning will allow the use to continue as a conforming use.
CZ09-1397	H. Susanna Beaulieu	H. Susanna Beaulieu, Richard Owens, & Helen S. Beaulieu	2040 - 2050 Generals Highway	Annapolis, MD 21401	45	372, 338, 351, 457	District 6	Crownsville	R2	Residential	C4	No change.	Properties lie just north of the PGMA, and extension of the C4 district beyond it's current boundary to the south would not be consistent with adopted plans.
CZ09-1414	Byron Krane	Byron Krane	534 Defense Highway	Crownsville, MD 21032	44	86 (lot 6)	District 6	Crownsville	RA	Vacant	C4	No change.	No strong justification for expansion of the C4 zone onto vacant RA property at this location.
CZ09-1415	David Ward & Brian T. Leader	David Ward and Brian T. Leader	2806 Solomons Island Road	Edgewater, MD 21037	51	109	District 6	Annapolis Neck	C2, MB, MC	Chesapeake Spas retail sales of hot tubs, spas, outdoor furniture	C4	Change to C4	This property contains highway commercial uses (spa sales) adjacent to a commercial marina and is also incorrectly split zoned. C4 zoning will be most appropriate for the location and current use.
CZ09-1423	Jones of Annapolis, Inc.	Jones of Annapolis, Inc.	1861 Crownsville Road	Annapolis, MD 21401	44	85 & 182	District 6	Crownsville	R1 & R2	Construction material storage & concrete stone processing.	W2	Change P.85 to W2. No change for P.182.	Rezone P.85 to W2 to allow existing concrete stone processing operation to continue and be in conformance. P.182 was rezoned in 2008 from RA to R2 and this is an appropriate zone for this parcel.
CZ09-1424	Generals Highway Property LLC & Marjorie Jones RE Trust	Generals Highway Property LLC & Marjorie Jones Real Estate Trust	2056, 2062, 2076, & 2078 Generals Highway	Annapolis, MD 21401	45	344 (lots A, B, C), 341	District 6	Annapolis Neck	C3, R2, C4	Bank, vacant buildings, trucking business	C4	Change front 1 acre of P.341 to C3. No change to P.344.	No change for P.344; C3 zoning is suitable for this location. Rezone front portion of P. 341 to C3 so entire parcel is commercial, but do not expand the C4 zoning.
CZ09-1013	Richard Klinker	Camille and Richard Klinker	2355 Davidsonville Road	Gambrills, MD 21054	43	169	District 7	Crofton	SB	Primary Residence / Small Business	C1 or C2	No change.	This property and other nearby parcels were rezoned to SB in the Crofton SAP process to promote the Staples Corner Village Concept and to allow cohesive development of a small business district adjoining the Staples Corner commercial hub.
CZ09-1029	Carl Ostling	Carl Ostling	2370 Davidsonville Road	Gambrills, MD 21054	43	36 (lot C)	District 7	Crofton	SB	Principal Residence	MXD-C, C2, C3, or C4	No change.	This property and other nearby parcels were rezoned to SB in the Crofton SAP process to promote the Staples Corner Village Concept and to allow cohesive development of a small business district adjoining the Staples Corner commercial hub.
CZ09-1041	Fred OFiesh	Redtail Properties, LLC	1581 Defense Highway	Gambrills, MD 21054	42	39	District 7	Crofton	RA	Restaurant including carryout	C3	Change to C1	This site contains a local restaurant and bar that has served the local community for many years. C1 zoning will allow the use to continue and be in conformance.

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CZ09-1049	ADAI, LLC	ADAI, LLC	1685 & 1635 Underwood Road	Gambrills, MD 21054	43	120, 278, 200	District 7	Crofton	RA	Equilibrium Horse Center, Sod Farm, Dwellings	RLD	No change.	These parcels are part of a large RA-zoned area and there is no sufficient justification to upzone these parcels to allow a higher density. There is sufficient acreage to subdivide additional residential lots under the current zoning if desired.
CZ09-1059	Rachel Iola (Ollie) Miller	Estate of Judith P. McHenry	5087 Solomons Island Road	Lothian, MD 20711	68	179	District 7	South County	C1 and RA	Vacant	Additional 1 acre C1	No change.	There is no demonstrated need to expand commercial zoning in this area and adopted plans do not support an expansion of the commercial district at this location.
CZ09-1072	Marjorie House, Inc.	Marjorie House Inc.	Central Avenue	Edgewater, MD 21037	60	398	District 7	Edgewater/Mayo	R2	Undeveloped	C4 or other commercial zoning	No change.	There is no demonstrated need to expand commercial zoning in this area of Mayo. The current R2 zoning is suitable for this location.
CZ09-1073	John Jelich	John Jelich	1315 Defense Highway	Gambrills, MD 21054	43	108	District 7	Crofton	RA	Residential	C3	No change.	Do not support extension of the Staples Corner commercial/small business corridor further east into the designated Rural area. This parcel abuts other rural properties on three sides.
CZ09-1098	Michael B. Grant	Mary Ann Vick	2976 Solomons Island Road	Edgewater, MD 21037	55	123	District 7	Edgewater/Mayo	C2 & R1	Commercial Office	C2 for entire parcel	Change to C2	This 1.6 acre parcel is currently split zoned C2 and R1. Rezone the R1 portion to C2 to allow full use of the property.
CZ09-1117	Philip Hazen	Philip I. Hazen	511 Duckett Avenue	Tracys Landing, MD 20779	82	9 (lots 1-3, 20-22, BLK 16, Sec 1)	District 7	South County	RA	Undeveloped	R2	No change.	The existing RA zoning is consistent with the surrounding zoning and developed densities. The six lots under one ownership can be combined to create one buildable lot.
CZ09-1125	William Steffey	Estate of William Boehm	1191 Martha Greenleaf Dr	Gambrills, MD 21054	36	165 (Outlot 1)	District 7	Crofton	R5	Vacant	C1, C2 or C3	Change to C3	This parcel is located on MD 424 in between the highway and a townhome development. There are large commercial retail centers to the north and across MD 424. C3 zoning is more suitable for this property.
CZ09-1128	Riva Trace Baptist Church	Riva Trace Baptist Church	475 Central Avenue	Davidsonville, MD 21035	55	355 (lot 3R)	District 7	South County	RA & OS	Church	RLD	No change.	The existing church is permitted in the existing RA zone. Rezoning of this parcel would amount to a spot zoning and would not be consistent with the surrounding area.
CZ09-1132	David Norkus	David Norkus	2321 Davidsonville Road	Gambrills, MD 21054	43	1 (lot 1)	District 7	Crofton	RA	Residence	SB	No change.	This lot is part of a ten lot subdivision developed with single family homes. There is no basis to rezone to SB.
CZ09-1136	Raymond Sears	Roy S. Sears	2369 Davidsonville Road	Gambrills, MD 21054	43	94	District 7	Crofton	RA	Residential	C3	No change.	This is a very deep and narrow land parcel that extends well into a designated Rural area. It is not desirable or compatible to extend commercial zoning to this property.
CZ09-1144	Rufus C. & Tina H. Creekmore	Rufus & Tina Creekmore	6133 Shadyside Road	Shady Side, MD 20764	69	556	District 7	Deale/Shady Side	R1	Commercial- dental office	Commercial	Change to C1.	The dental office on this site and the adjacent medical office abut an existing local commercial district and have been in operation for many years. Also include adjacent P.68 which is the medical office.
CZ09-1152	Joseph Bruce	Joseph Bruce and Christina Bruce and Alfred M. Bruce, Jr.	6726 Old Solomons Island Road	Friendship, MD	81	135	District 7	South County	RA	Agricultural	R1	No change.	This parcel is located within a much larger RA-zoned area. An upzoning of this parcel to R1 would not be justified or consistent with the rural designation.
CZ09-1154	William Steffey	Paul & Rita Wilson	1706 Bangers Road	Gambrills, MD 21054	42	89 (lot A)	District 7	Crofton	R5	Residential	C1, C2 or C3	No change	Parcel does not front directly on MD 424 and is surrounded by R5 zoned properties. Existing R5 zoning is appropriate.
CZ09-1155	Anne Kim	Anne H. Kim	3410 Davidsonville Road & 824 W. Central Avenue	Davidsonville, MD 21035	54	245 (lots 8 & 9)	District 7	South County	RA	Agricultural (Vacant)	C1	No change.	The existing RA zoning is appropriate for the existing residential use and is compatible with the surrounding zoning. Adopted plans do not support the creation of a commercial node at this intersection.
CZ09-1169	Michael Baker	Michael Baker	3501 Williamsburg Road	Davidsonville, MD 21035	55	267 (lot 14)	District 7	South County	RA	Single family residence	C2	No change.	The existing RA zoning is appropriate for the existing residential use and is compatible with the surrounding zoning. Adopted plans do not support an expansion of commercial uses at this location.
CZ09-1174	ICI, LLC	ICI, LLC	584 West Central Avenue	Davidsonville, MD 21055	55	102	District 7	South County	RA	Restaurant and tavern (Killarney House).	C3	Change to C1	This site contains a local restaurant and tavern that has served the local community for many years. C1 zoning will allow the use to continue and be in conformance.

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CZ09-1178	South River Marina, LLC	South River Marina, LLC	1039 Turkey Point Road	Edgewater, MD 21037	60	467(Lot 28); 464 (Lot 27); 469 (Lot 25)	District 7	Edgewater/Mayo	MA2	Full service commercial marina	MC	Change to MC.	This site contains a full service commercial marina that has been in operation for many years. MC will be the more appropriate zoning to allow continued operation of the marina.
CZ09-1182	Bernard Cox	Bernard Cox	2256 Cox Road	Gambrills, MD 21054	48	6 (lot 24)	District 7	Crofton	RA	Forest, farm with dwelling	R1	No change.	This parcel is part of a large RA-zoned area and there is no sufficient justification to upzone the parcel to R1 to allow a higher density. It is located in a designated Rural area.
CZ09-1184	John Campbell	John Campbell	530 Bay Front Road East	Deale, MD 20751	74	506	District 7	Deale/Shady Side	RLD	Vacant	R1	No change.	This parcel is part of a larger contiguous area that was rezoned to RLD during the Deale/Shady Side SAP process. The parcel has significant wetlands and RCA areas and is not suitable for R1 densities. Future development must accommodate environmentally sensitive areas regardless of the zoning.
CZ09-1185	Deale Marine Center, Inc.	Deale Marine Center, Inc.	5918 Deale Churchton Road & 606 Cabana Blvd.	Deale, MD 20751	78	7 (lots 2R, 4R)	District 7	Deale/Shady Side	MC, C3	Commercial and boat storage; outside boat & trailer storage.	C4	Change to MC.	This property is owned by and adjacent to the Deale Marine Center. A change to MC will eliminate the split zoning on Lot 4R and allow full use of Lot 2R for the maritime business.
CZ09-1186	Temple Chappell & Nancy Vaughn	Temple Chappell & Nancy Vaughn	315 Brick Church Road	Davidsonville, MD 21035	55	228	District 7	South County	RA	Commercial insulation business	Commercial	No change.	The current RA zoning is compatible with the surrounding zoning and adopted plans do not support the creation of a commercial node at this intersection. The insulation business has recently been granted non-conforming status and can continue.
CZ09-1192	Rick & Sandy Sargent	Rick & Sandy Sargent & Entrust Midatlantic LLC	158-164 W. Central Avenue	Edgewater, MD 21037	55	139, 140, 141	District 7	Edgewater/Mayo	R1 & OS	Restaurant and parking lots (Wharfside Bar & Grill)	C4	Change to C1	This site contains a local restaurant and bar that has served the community for many years. C1 zoning will allow the existing use to continue and be in conformance.
CZ09-1200	Michael D. & Julie A. Hill	Michael D. & Julie A. Hill	1300 Defense Highway	Gambrills, MD 21054	43	63	District 7	Crofton	RA	Nursery & landscaping business	C4	No change.	It is not desirable to create a new C4 district at this location. The existing nursery and landscape business can operate as a conditional use in the existing zone. Also do not support extension of the Staples Corner commercial/small business corridor further east into the designated Rural area.
CZ09-1201	Alva Retta Trahan	Alva Retta Trahan	1308-1313 Defense Highway	Gambrills, MD 21054	43	179	District 7	Crofton	RA	Vacant	R1	No change.	This parcel is part of a large RA-zoned area and there is no sufficient justification to upzone the parcel to R1 to allow a higher density. It is located in a designated Rural area.
CZ09-1216	Todd Bailey	Todd M. Bailey & Associates, LLC	196 Mayo Road	Edgewater, MD 21037	56	128 (lots 813, 814, 815)	District 7	Edgewater/Mayo	R5	Rear driveway to commercial property.	C3	No change.	Expansion of the C3 district in this area would have potential negative impacts on the adjoining community along Elkridge Drive.
CZ09-1217	Saunders Point Citizens Association	Cadre LLC	4195 Carvel Lane	Edgewater, MD 21037	61	22 (lot C)	District 7	Edgewater/Mayo	R2	Residential	RLD	No change.	This parcel is zoned R2 consistently with the surrounding community. There is no basis to down zone this parcel and the owner did not request the change.
CZ09-1229 [WITHDRAWN N JUNE	Town Point Marina, LLC	Town Point Marina, LLC	6115 Leitch Lane	Tracy's Landing, MD 20779	77	110 & 124	District 7	South County	MA1 & RA	Commercial Marina	MA2	No change.	This requested change was granted by an Administrative Zoning decision (Case 2009-0161-R). Part of P.110 located west of Leitch Lane and all of P.124 were rezoned to MA2.
CZ09-1230	Town Point Marina, LLC	Town Point Marina, LLC	6115 Leitch Lane	Tracy's Landing, MD 20779	77	110	District 7	South County	RA (portion of P. 110)	Residential	R2	No change.	The site has a legal non-conforming status to continue the current use with more than one principal residential structure. Rezoning this property to R2 would amount to a spot zoning. The existing RA zoning is compatible with the surrounding area.
CZ09-1235	Thomas M. Hennessy	Robert H. and Nancy W. Noel	89 Stewart Drive	Edgewater, MD 21037	55	402 (lot 1, Blk V)	District 7	Edgewater/Mayo	R2	Professional office	C1 or C2	No change.	Expansion of commercial zoning in this area is not desirable from a community standpoint. It would promote commercial expansion outside of a commercial boundary established in the SAP. The current office use is legally non-conforming and can continue.
CZ09-1238	Laurence Chitlik	Laurence Chitlik	6285 Shady Side Road	Shady Side, MD 20764	69	111 (Part 1 of 2 and Part 2 of 2)	District 7	Deale/Shady Side	R1	Commercial	C1	Change to C1	The site contains a non-residential structure that has historically been used as a post office, a professional office, and various commercial retail uses. C1 zoning will allow opportunity for continued commercial use to support local community service needs.

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CZ09-1239	Mayo Civic Association	Steve & Marie Maragousis	Solomons Island Road	Edgewater, MD 21037	55	177	District 7	Edgewater/Mayo	RA	Undeveloped	RA	No change.	Adopted plans support limiting any expansion of commercial zoning along MD 2 in the Edgewater area to areas north of MD 214, and retaining the rural character to the south.
CZ09-1241	Mayo Civic Association	John T. & Tamara A. Hastings	1185 & 1175 Mayo Road	Edgewater, MD 21037	60	70	District 7	Edgewater/Mayo	C3 & R2	Mayo Glass Company	C1	No change.	This commercial parcel is zoned C3 consistently with other commercial properties at this intersection. Property owner did not request a change in zoning and there is no basis to down zone this parcel.
CZ09-1242	Mayo Civic Association	Besche Oil Company, Inc.	1184 E. Central Avenue	Edgewater, MD 21037	60	319	District 7	Edgewater/Mayo	C3	Vacant fuel service station	R2	No change.	This commercial parcel is zoned C3 consistently with other commercial properties at this intersection. Property owner did not request a change in zoning and there is no basis to down zone this parcel.
CZ09-1244	Mayo Civic Association	Wright-SB LLC	4232 Shoreham Beach Road	Edgewater, MD 21037	60	367 (lot 1B)	District 7	Edgewater/Mayo	C3	Single story detached structure, retail use	R2	No change.	This commercial parcel is zoned C3 consistently with other commercial properties at this intersection. Property owner did not request a change in zoning and there is no basis to down zone this parcel.
CZ09-1245	Edwin A. & John O. Crandell, Inc.	Edwin A. & John O. Crandell, Inc.	1014 East Benning Rd.	Galesville, MD 20765	69	407	District 7	Deale/Shady Side	W2, R2	Waterborne facility for Marine Contractor/barges &	W-2 on entire property	No change.	The majority of this deep parcel extends through a residential area. The W2 zoning requested would not compatible with the adjacent residential uses.
CZ09-1246	Mayo Civic Association	Robert W. & Bonnie K. Pellicot	1131 E. Central Avenue	Edgewater, MD 21037	60	243 (lot 1)	District 7	Edgewater/Mayo	C1	Auto Repair Shop	Residential	No change.	This commercial parcel is zoned C1 consistently with other commercial properties in this block. Property owner did not request a change in zoning and there is no basis to down zone this parcel.
CZ09-1252	Edwin A. & John O. Crandell, Inc	Edwin A. & John O. Crandell, Inc.	733 Crandell Road (Muddy Creek Road)	West River, MD 20778	68	216	District 7	Deale/Shady Side	RLD	Contractors yard & storage	C4 or W2	No change.	Do not want to establish a permanent heavy commercial district here as it is not compatible with the surrounding rural area. The current use can continue under its legal non-conforming status.
CZ09-1253	Saunders Point Citizens Association	SRC 214, LLC	Central Avenue	Edgewater, MD 21037	55	299	District 7	Edgewater/Mayo	RA	Undeveloped	RA	No change.	Adopted plans support limiting any expansion of commercial zoning near the MD 2 corridor in the Edgewater area to areas north of MD 214, and retaining the rural character to the south.
CZ09-1254	Edwin A. & John O. Crandell, Inc.	Edwin A. & John O. Crandell, Inc.	Muddy Creek Road	Galesville, MD 20765	68	181	District 7	Deale/Shady Side	RLD	Contractors yard & storage	C4 or W2	No change.	Do not want to establish a permanent heavy commercial district here as it is not compatible with the surrounding rural area. The current use can continue under its legal non-conforming status.
CZ09-1255	Robert Jorden	Robert Jorden, Betty Ann Agovino, & William Jorden	1633 Underwood Road	Gambrills, MD 21054	43	214 (lots 1, 2 & Residue), 210, 57	District 7	Crofton	RA	Residential & agricultural	RLD	No change.	These parcels are part of a large RA-zoned area and there is no sufficient justification to upzone these parcels to allow a higher density. There is sufficient acreage to subdivide additional residential lots under the current zoning if desired.
CZ09-1264	Patricia Ghiglinio	Ambar LLC	648 Deale Road	Deale, MD 20751	78	15	District 7	Deale/Shady Side	C3	Vacant retail building	C4	No change.	The site is not located on a major arterial highway where C4 zoning would generally be located. C3 zoning is more appropriate for this site.
CZ09-1265	Mark Cunningham	Mark Cunningham	1541 Defense Highway	Gambrills, MD 21054	42	113	District 7	Crofton	RA	Contractor	C1	No change.	It is not desirable to create a new C1 district at this location. It is in a designated Rural area and there is no local commercial use currently existing on the property.
CZ09-1292	Franklin Chaney	Patrice Chaney, William F. Chaney Jr., & Monica Chaney	191 Moreland Lane, 198 Mt. Zion Road, & Hills Bridge Road	Lothian, MD 20711	68 & 67	34 (map 68); 88 lot 1 (map 67); 81 (map 68)	District 7	South County	RA	Residential	C4	No change.	Adopted plans do not support any expansion of commercial zoning at this location. Additional ingress/egress points to support commercial use in such close proximity to the traffic circle would not be desirable from a traffic standpoint.
CZ09-1297	Barbara & Don Messenger	Barbara & Don Messenger and Betty & John Rommel	544 West Central Avenue	Davidsonville, MD 20711	55	101	District 7	South County	RA	Residential (Rental)	C4	No change.	The existing RA zoning is appropriate for the existing residential use and is compatible with the surrounding zoning. Adopted plans do not support an expansion of commercial uses at this location.

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CZ09-1300	Anchor Yacht Basin	Anchor Yacht Basin, Helen B. Bueller, & Robert J. Vallandingham	1048 Turkey Point Road	Edgewater, MD 21037-4024	60	396, 67	District 7	Edgewater/Mayo	MC, R2, R1	Marina	MC	Change to MC.	This site contains a marina and the property is split zoned MC and R2/R1. Rezone the entire site to MC to allow full use of the property.
CZ09-1316	Mount Chase Corporation	Mount Chase Corporation	Meadowbrook Drive	Edgewater, MD 21037	60	27 (lot 254)	District 7	Edgewater/Mayo	OS & R2	Vacant	R2	Change to R2	Move the OS line to the rear of Lots 250A & 251 to 254 (Parcel 27) to eliminate the split zoning of R2 & OS on these lots. The OS zoning in this area is supposed to follow South River Farm Park boundary.
CZ09-1320	Mount Chase Corporation	Mount Chase Corporation	Lee Street	Edgewater, MD 21037	60	27 (lots 272 to 274)	District 7	Edgewater/Mayo	OS & R2	Vacant	R2	Change to R2	Move the OS line to the rear of Lots 271 to 275 and Lots 282 & 283 (Parcel 27) on Lee St. & Dale St. to eliminate the split zoning of R2 & OS on these lots. The OS zoning is supposed to follow the County Park boundary.
CZ09-1324	Robert Rawlings	Robert A. Rawlings	W. Central Avenue	Davidsonville, MD 21035	55	89	District 7	South County	RA	Residential	C3	No change.	The existing RA zoning is appropriate for the existing residential use and is compatible with the surrounding zoning. Adopted plans do not support an expansion of commercial uses at this location.
CZ09-1326	Louis W. Parks, Sr.	Louis W. Parks, Sr.	454 E. Bay Front Road	Deale, MD 20751	73	36	District 7	South County	RA, C1, OS	Farm & liquor store & gas station	C1 (some additional)	No change.	The portion of this parcel that is planned for installation of a new septic system does not need to be zoned commercially in order to serve the commercial use on this property. Retain existing zoning on the property.
CZ09-1327	Thomas & Donald Parlett	Thomas & Donald Parlett	3336 & 3340 Solomons Island Road	Edgewater, MD 21037	55	180 (lots A& B)	District 7	Edgewater/Mayo	RA	Residential	R1	No change.	Adopted plans do not promote an increase in residential densities in this designated rural area south of MD 214.
CZ09-1328	SRC 214, LLC	SRC 214 LLC	Central Avenue	Edgewater, MD 21037	55	299 (Reserve Parcel S)	District 7	Edgewater/Mayo	RA	Vacant (planned medical/dental clinic)	C3	No change.	Adopted plans support limiting any expansion of commercial zoning near the MD 2 corridor in the Edgewater area to areas north of MD 214, and retaining the rural character to the south.
CZ09-1330	Steve and Marie Maragousis	Steve and Marie Maragousis	W. Central Avenue & Solomons Island Road	Edgewater, MD 21037	55	177	District 7	Edgewater/Mayo	RA	Vacant	C3	No change.	Adopted plans support limiting any expansion of commercial zoning along MD 2 in the Edgewater area to areas north of MD 214, and retaining the rural character to the south.
CZ09-1337	SPAH LLC	SPAH LLC	1649 & 1655 Bay Ridge Road & 175 Mayo Road	Edgewater, MD 21037	56	128 (lots 218R, 209-217, 223-226)	District 7	Edgewater/Mayo	R5, C3	House	C3	Change to C3	Most of this triangular block is zoned C3. Extending the commercial district to include the remaining corner is reasonable and will improve the potential for redevelopment or revitalization of the block.
CZ09-1339	Agos Partnership LLP	Agos Partnership LLP & Christopher Crandall	6300 to 6312 Webbs Lane, 42 Fairhaven Road, & 6494 Old Solomons Island Road	Tracys Landing, MD 20779	77	28 (lots 1 to 15)	District 7	South County	RA	Vacant prior lots	RLD	No change.	The existing RA zoning is consistent with the surrounding area and a change to RLD for this parcel would amount to a spot zoning.
CZ09-1345	Walter M. Madigosky	Walter M. & Susan Madigosky, Trustee; Grace L. Picciolo, Trustee	2490 Bell Branch Road	Gambrills, MD 21054	43	95	District 7	Crofton	RA	Residential	C1 or SB for property frontage	No change.	Do not support extension of the Staples Corner commercial/small business corridor further south into the designated Rural area. There is also no sufficient justification to upzone the parcel to R1 to allow a higher density. It is located in an area designated for Rural land use.
CZ09-1360	Dimitri and Efosini Sfakiyanudis	Dimitri and Efosini Sfakiyanudis	1052 Old Turkey Point Road	Edgewater, MD 21037	60	213	District 7	Edgewater/Mayo	MA2, OS	Marina	MC & OS	No change.	Current MA2 zoning will permit light commercial marina uses which are suitable for this location and will have less community impact on adjacent residential properties.
CZ09-1365	Clayton Taylor	Crandell Cove, Inc.	968 Franklin Manor Road	Churchton, MD 20733	74	154	District 7	Deale/Shady Side	R1, OS	Unimproved	R5 & OS	No change.	The existing R1 zoning is appropriate for this site and there is no strong justification to increase residential densities in this area. The site is not in the PFA and is planned for low density use.
CZ09-1367	Boones Estates, Inc. & Boones Mobile Home Estates, Inc.	Boones Estates, Inc. & Boones Mobile Home Estates, Inc.	1027,1081,1085, 1125,1131,1133 Mt. Zion-Marlboro Road	Lothian, MD 20711	72, 71	81, 95, 149, 123, 125 (TM 72); 215 (TM 71)	District 7	South County	RA	Mobile home park	R5	No change.	The existing mobile home park has legal non-conforming status to continue its operation. There is no strong basis to rezone the mobile home park to R5 or to upzone additional vacant parcels to R5. The site is located in a designated Rural Area.
CZ09-1388	Eric Chadwick & Chien Vuong	VV Commercial Center, LLC; C. Co. Crain Highway, LLC	1117 & 1119-1131 MD Route 3 North	Gambrills, MD 21054	36	366, 163 (lots 101-111 & 201-216)	District 7	Crofton	C2	Commercial / Retail (martial arts studio, auxiliary, daycare)	C4	No change.	These parcels are part of a larger C2 zoned block on MD 3. Commercial office use is viable at this location.

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CZ09-1430	William S. (Tom) Magenau	Churchton Forest Conservation Venture	5561 Muddy Creek Road	Churchton, MD 20733	74	351	District 7	Deale/Shady Side	C3, R1, RA	Undeveloped	Alter C3 & R1 zoning lines.	Change to C3 and R1.	Change a portion of the R1 zoning on P.351 from R1 to C3. Change another portion of the RA zoning on P.351 from RA to R1. This will permit development in upland areas and better preserve environmentally sensitive areas.
CZ09-1431	William S. (Tom) Magenau	Churchton Business Center, Inc.	5419 Deale Churchton Road	Churchton, MD 20733	74	81	District 7	Deale/Shady Side	R1	Office retail	C1	Change to C1.	The existing office/retail building has been used commercially for many years and continued commercial use would not negatively impact the surrounding community. The use has non-conforming status and C1 zoning will allow the use to continue and be in conformance.
CZ09-1432	William S. (Tom) Magenau	South County Self Storage LLC	5871-5887 Deale Churchton Road	Deale, MD 20751	78	Part of P. 266, 267 (lot 3), 143, 145, 235 (lots 1, 2)	District 7	Deale/Shady Side	W2, R5	Undeveloped	R2 (for portions along Mimosa Cove Road)	Change to R2.	R2 zoning would be appropriate for the properties fronting on Mimosa Cove Road, which is residential in character. These properties are being re-subdivided into Bulk Parcels 2R, 3R, 1R, and an additional Bulk Parcel.
CZ09-1433	William S. (Tom) Magenau	Greenways LLP	5825-5827 Deale Churchton Road	Deale, MD 20751	74	Part of P.196 parts 1 & 2, and P.537	District 7	Deale/Shady Side	R2	Residential and undeveloped	C3	Change to C3.	Properties have been re-subdivided to adjust lot lines and access. New P. 452 Lot 1 and new bulk parcel are now split zoned R2 and C3. Rezone R2 portions to C3 to allow use of entire lot.
CZ09-1434	William S. (Tom) Magenau	FDA Partnership & William S. Magenau	5517-5521 Muddy Creek Road	Churchton, MD 20733	74	Part of P.20, 17, & 103	District 7	Deale/Shady Side	RA, C3	Undeveloped	W2	Change to C3.	Change a portion of the RA zoning on P.20 and P.17 from RA to C3. The frontage of these parcels is commercially zoned, making development of the rear portion with residential uses infeasible.