

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
District 2													
CZ09-1017	George Schwending	George Schwendig	Howard Street	Glen Burnie, MD	9	547 (lots 12, 13, Blk L)	District 2	BWI/Linthicum	W1	Contractor	W2	Change to W2.	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.
CZ09-1025	Bernard Jeffers	Bernard O. Jeffers	7511 Baltimore-Annapolis Blvd.	Glen Burnie, MD 21060	9	341 (lot 2)	District 2	Glen Burnie	R5	Vacant building	C4	No change.	Extension of commercial zoning further east along B&A Blvd. in this area would not consistent with the Glen Burnie Town Center enhancement area plan.
CZ09-1063	Jasper Sirk	Jasper Sirk	Jeffery Avenue	Brooklyn, MD 21225	9	547 (lot 35, 36, Blk C)	District 2	BWI/Linthicum	W1	Vacant	W2	Change to W2	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.
CZ09-1087	Michael Kociolek, Sr.	Michael Kociolek, Sr.	601 Sandy Hill Road	Severn, MD 21144	22	325 (lot 3)	District 2	Severn	RLD	Residential	R1	No change.	This parcel lies on a cul de sac along which all parcels are zoned RLD and developed with single family homes. There is no basis for an upzoning to R1.
CZ09-1089	Robert Simms	Robert Simms	7146 E. Furnace Branch Road	Glen Burnie, MD 21060	10	254 (lots 96, 97)	District 2	Glen Burnie	C3	Used car sales, communication tower, automotive repairs	C4	No change.	Property is part of an established C3 district. The existing use has legal nonconforming status and can continue to operate under C3 zoning. Owner applied for C4 zoning during the SAP process and a change to C4 was not supported.
CZ09-1090	Alton Grimes	Alton Grimes	908 N. Crain Highway	Glen Burnie, MD 21061	10	158	District 2	Glen Burnie	C4 & R5	Used Car lot, Commercial	C4 for entire parcel	No change.	Expansion of commercial zoning on this parcel would be inconsistent with the surrounding area unless other nearby parcels were included. Extension of the commercial district here would not be compatible with other residential uses in the vicinity.
CZ09-1099	Charles Snyder	Snyder-Elvaton LLC	8324 Elvaton Road	Millersville, MD 21108	16	274 (Bulk Parcel A)	District 2	Glen Burnie	R5	Undeveloped	C2	No change.	Current zoning is consistent with surrounding residential densities. There are no plans and no basis to create a commercial district at this location at the end of Oakwood Road, a residential street. The county has no plans for a road extension directly to or through this property at time.
CZ09-1101	Christopher Stillman	Christopher Stillman	Bertram Avenue	Glen Burnie, MD 21061	9	547 (lots 30-33, Blk K)	District 2	BWI/Linthicum	W1	Parking Commercial Vehicles	W2	Change to W2	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.
CZ09-1111	Mike Kelbie	Mike Kelbie	548 Arundel Avenue	Glen Burnie, MD 21061	9	547 (lots 38-41)	District 2	BWI/Linthicum	W1	Roofing, outside storage	W2	Change to W2	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.
CZ09-1116	Perry Dillon	Perry & Leona Dillon	8439 & 8435 Elvaton Road	Millersville, MD 21109	16	523, 265	District 2	Glen Burnie	R1	Residential	R5	No change.	The current R1 zoning is consistent with other properties along Elvaton Road in this area. The segment of Elvaton Road between Jumpers Hole Road and Oakwood Road is planned for low density residential uses.
CZ09-1121	Rev. Frank Phelps	Gateway Christian Center Inc.	7560 Old Telegraph Road	Hanover, MD 21076	8	243 (lot 2)	District 2	Severn	R2	Undeveloped	C4	No change.	This site is not used commercially and it abuts residential communities developed at R2 densities. It is not located on a major or minor arterial highway. There is no basis for rezoning to C4.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1127	Duk Young Yang	Duk Young & Seon Yi Yang	7819 Telegraph Road	Severn, MD 21144	14	37, 743	District 2	Severn	R1	Residential	Commercial	No change.	This parcel is used residentially and zoned consistently with the surrounding residential area. The Severn SAP promotes commercial uses in the Severn Village Center to the south rather than additional expansion of commercial zoning north on Telegraph Road.
CZ09-1142	Wayne & Rebecca Cymek	Hewitt L. Peterson Revocable Trust	1373 Teaberry Lane	Severn, MD 21144	14	570	District 2	Severn	R2	Residential	C3	No change.	Existing R2 zoning is consistent with surrounding residential densities and zoning. The Severn SAP established a commercial village center to the north at Donaldson Ave. and Telegraph Road and recommends focusing commercial activity in that area.
CZ09-1149	Ronald Dillon, Sr.	Ronald Dillon Sr., Keith Dillon, Brian Dillon, et al.	8150-8188 Sonny Drive and 8375-8385 Elvaton Road	Millersville, MD 21108	16	254, 255, 256, 443 (lots 1-4 and Residue), 550	District 2	Glen Burnie	R1	Residence and vacant property	R5	No change.	The current R1 zoning is consistent with other properties along Elvaton Road in this area. The segment of Elvaton Road between Jumpers Hole Road and Oakwood Road is planned for low density residential uses and there is no demonstrated need to increase residential densities in this area at this time. These properties are in an area that is not currently planned for public sewer service and the ability to extend public sewer to this area must be evaluated during the next comprehensive Water/Sewer Master Plan update due to projected capacity constraints.
CZ09-1171	Susan Ridgley	Alfred A. & Ruth J. Zucchi	827 Stevenson Road	Severn, MD 21144	15	279	District 2	Severn	R2	Residential	R5	No change.	The existing R2 zoning is suitable for this location. This parcel is part of an extensive area south of Stevenson Road that is planned for low density residential use and zoned R2, and there is no basis to upzone one parcel of this area to R5.
CZ09-1173	Zulfiqar Baig	Zulfiqar Baig	912 Crain Highway NW	Glen Burnie, MD 21061	10	140	District 2	Glen Burnie	R5	Residential	C4	No change.	The Glen Burnie SAP did not support extending commercial zoning into this residential area along Crain Highway and there is no basis to rezone only this parcel within the greater R5 district.
CZ09-1179	Mehren Sadeghi	Olcan II Properties, LLC	438 N. Crain Highway	Glen Burnie, MD 21061	9	500 (lot 6)	District 2	Glen Burnie	C3	Commercial	C4	No change.	The existing C3 zoning is consistent with the surrounding zoning and uses. No need or basis to rezone to C4 has been determined.
CZ09-1181	Tommy & Connie Thomas	Tommy & Connie Thomas	540 Arundel Avenue	Glen Burnie, MD 21061	9	67 (lots 23-26, Blk O; lots 34-37, Blk A)	District 2	BWI/Linthicum	W1	Vacant	W2	Change to W2	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.
CZ09-1183	Rajesh Chopra	Rajesh Chopra; Hook Family Ltd; Anna Gerald; William Rose	8004-8014 Ritchie Highway	Pasadena, MD 21122	16	196, 200, 314 A, 314 B, 609, 201	District 2	Glen Burnie	R2	Residential	C3	No change.	Abutting properties are zoned R2 and R1. Commercial zoning would likely bring commercial traffic through the adjacent residential community. Access from Ritchie Highway to these properties is not conducive to commercial traffic.
CZ09-1194	Marc Dubin	Pickwick Manor Inc. & Nan Marc Investment Corp.	7733 Telegraph Road	Severn, MD 21144	14	35 & 581	District 2	Severn	R1 & C1	Mobile Home Park	R10	Change to R5	Rezone P. 35 from C1/R1 to R5 which will better reflect the current residential use of the existing mobile home park and will also be compatible with the adjoining residential densities to the south should the existing use terminate and the property be subdivided in the future. Rezone P.581 to R5 so both parcels can be combined for future subdivision.
CZ09-1197	Chris Little	Residential Dump Service Inc. c/o Chris Little	Arundel Avenue and Howard St.	Glen Burnie, MD	9	547 (lots 19, 20 Blk L; lots 53-54 Blk H)	District 2	BWI/Linthicum	W1	Dumpster storage	W2	Change to W2	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1199	Maisel Brothers Inc.	Maisel Brothers Inc.	8th Avenue	Glen Burnie, MD 21060	9	47 & 57	District 2	Glen Burnie	C3, R5 & OS	Concrete block manufacturing & related uses	W3 except in 100 year floodplain	Change to W3 & OS	This site contains a long standing manufacturing use and is part of a larger area that has historically been used for heavy commercial and light industrial uses. Rezoning the property to W3 will add to the county's industrial land inventory in an area that has historically been used as such. Retain the OS zoning on the floodplain portions of the property.
CZ09-1209	Michael & Ulrica Ballard	Michael & Ulrica Ballard	98-100 Georgia Ave NE	Glen Burnie, MD 21060	9	321 & 322 (lot 13)	District 2	Glen Burnie	C3	Automotive Service/Sales/Storage	C4	No change.	Plans do not support an increase of heavy commercial zoning in the Glen Burnie Town Center Enhancement Area. The current use can continue under its legal nonconforming status and the Commercial Revitalization overlay will provide additional options in terms of future uses.
CZ09-1211	Weiker Road LLC	Weiker Road LLC	7815 Sandy Farm Road	Severn, MD 21144	14	670	District 2	Severn	R1	Industrial / Warehousing	W2	No change.	Two new W2 districts have been proposed in the nearby vicinity to increase the light industrial land inventory. Establishment of a W2 district on this single property would not be consistent with the character of this area given the surrounding low density residential uses. The existing warehouse use can continue operation under its legal non-conforming status.
CZ09-1212	Carol Smith	Carol A. Smith	657-659 Sandy Hill Road	Severn, MD 21144	15	665	District 2	Severn	RLD	Single family residence	R1 or R2	No change.	This parcel lies on a cul de sac along which all parcels are zoned RLD and developed with single family homes. There is no basis for upzoning to R1.
CZ09-1226	Cohansey Village Partnership c/o Della Ratta, Inc.	Cohansey Village Partnership	Cohansey Trail	Glen Burnie, MD 21061	15	339	District 2	Glen Burnie	C2	Undeveloped	R15 or C4	Change to R15	Residential use is compatible with existing multifamily development across Cohansey Trail. This site does not have direct highway access and is not as viable for a commercial use.
CZ09-1227	Edwin Marshall Ludlow	CLM & Ludlow Properties Partnership	Quarterfield Road & Severn Pines Way	Severn, MD 21144	15	747 (Reserve Parcel A & B)	District 2	Severn	RLD	Undeveloped	R2	No change.	This parcel abuts other properties zoned RLD. The Rural designation provides a desirable buffer to the adjacent Severn Run Natural Area.
CZ09-1257	Arundel Christian Church	Arundel Christian Church	710 Aquahart Road	Glen Burnie, MD 21061	9	240 (lot 2)	District 2	Glen Burnie	R22	Church	C3	Change to C3	Retail commercial use would be more appropriate on this site than multifamily uses, given the commercial character of surrounding properties on Aquahart Road. Also change neighboring Lots 3 & 4 to R5 entirely to eliminate split zoning.
CZ09-1268	Jack Bell	Richard P. & Martha Healey	908 & 912 Reece Road	Severn, MD 21144	14	238 & 251	District 2	Severn	C1 & R2	Auto repair & storage	C4	Change to C1	Rezone P.251 from C1/R2 to C1 to eliminate the split zoning. The request for C4 zoning is not appropriate for this location which is not on a principal highway. The existing auto repair use can continue under its legal nonconforming status. Retain R2 zoning on P.238.
CZ09-1277	Gary Hoenig	Gary Hoenig	7683 Sandy Farm Road	Severn, MD 21144	15	35, 42, 291	District 2	Severn	R1	Residence & farm	Commercial	No change.	There is insufficient basis to establish a new large-scale retail commercial district at this location at this time. The area is not planned for public sewer service in the near term. The Severn SAP recommends concentrating retail commercial uses in the Severn Village Center a short distance south along Telegraph Road. There are existing large commercial retail centers nearby at Arundel Mills and Quarterfield Crossing. A new retail commercial district may be considered here at a future time if need is determined.
CZ09-1283	Labyrinth Realty Inc. & Harlow Realty Inc.	Labyrinth Realty & Harlow Realty Inc.	SE Quad of MD 100 & Telegraph Road	Severn, MD 21144	14	283, 693	District 2	Severn	R1	Vacant	C3	No change.	There is insufficient basis to establish a new large-scale retail commercial district at this location at this time. The area is not planned for public sewer service in the near term. The Severn SAP recommends concentrating retail commercial uses in the Severn Village Center a short distance south along Telegraph Road. There are existing large commercial retail centers nearby at Arundel Mills and Quarterfield Crossing. A new retail commercial district may be considered here at a future time if need is determined.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1284	Peter J. & Mary J. Faletto	Peter & Mary Faletto, Trustee, & Gerald & Sophia Faletto	7621 & 7631 Smith Avenue	Severn, MD 21144	15	34 (lots 5, 1R)	District 2	Severn	R1	Residential & vacant	C3	No change.	There is insufficient basis to establish a new large-scale retail commercial district at this location at this time. The area is not planned for public sewer service in the near term. The Severn SAP recommends concentrating retail commercial uses in the Severn Village Center a short distance south along Telegraph Road. There are existing large commercial retail centers nearby at Arundel Mills and Quarterfield Crossing. A new retail commercial district may be considered here at a future time if need is determined.
CZ09-1303	George S. & Hannelore I. Pusloskie	George S. & Hannelore I. Pusloskie	8001 Quarterfield Road	Severn, MD 21144	15	7 (lots 1A)	District 2	Severn	R2	Residence and small engine repair business	C1	No change.	The existing R2 zoning is suitable for this location. This parcel is part of an extensive area along Stevenson and Quarterfield Roads that is planned for low density residential use and zoned R2, and there is no demonstrated need to establish a new local commercial district at this location.
CZ09-1319	Snowy River Farm, LLC	Snowy River Farm LLC	7760 Baltimore Annapolis Boulevard	Glen Burnie, MD 21060	16	757 (lots 1-3, Sec. C)	District 2	Glen Burnie	R5	Service Station/Convenience Store	C4	Change to C1	This segment of B&A Blvd. south of Marley Neck Road contains a mix of commercial uses and residences. Establish a small C1 district on B&A Blvd. near Marley Neck Blvd. to provide local commercial services. These properties contain an existing auto service station and a convenience store. Include P.757 Lot 4-6, Sect. B also which contains a carryout restaurant.
CZ09-1331	Daljit Sawhney	Crain Towers, Inc.	1304 Hillcrest Road	Glen Burnie, MD 21061	15	154	District 2	Glen Burnie	R5 & C2	Residence	C2	No change.	The majority of this parcel is zoned R5 and the C2 strip is believed to be due to a mapping mis-alignment. The parcel is located on a residential street along with other single family residences and expansion of the adjacent C2 district onto this property would not be compatible. The C2 strip should be removed as an administrative zoning line correction.
CZ09-1333	Russell and Renee Bear	Russell and Renee Bear	756 Old Stevenson Road	Severn, MD 21144	15	370	District 2	Severn	R5	Residential	C1	Change to C1	This property is located between a small C1 district that was established by the Severn SAP, and the interchange at I-97 and New Cut Road. C1 zoning will allow development with the adjacent C1 district to the south to create a small local commercial center. Include adjacent P.705.
CZ09-1372	Carole Rayburn	Carole Rayburn	204 3rd Avenue SW	Glen Burnie, MD 21061	9F	111 (lot 14, Blk 39)	District 2	Glen Burnie	R5	Rental, multi-family dwelling	R10	No change	Current R5 zoning is consistent with surrounding community and densities. There is no basis to upzone one parcel in this R5 zoned community. The property was granted legal non-conforming status in 2010 for the existing multifamily rental units.
CZ09-1376	Riberia Development, LLC	Harry Wagner, Deborah Adkins, Carole Wisman, & Sherrie Stinchcomb	7656-7681 Sandy Farm Road, 922 Wieker Road, 939 Smith Road	Severn, MD 21144	14 & 15	42 (map 14), 327, 536, 12 lot 2 (map 15)	District 2	Severn	R1	Single family residential, vacant lots	C3	No change.	There is insufficient basis to establish a new large-scale retail commercial district at this location at this time. The area is not planned for public sewer service in the near term. The Severn SAP recommends concentrating retail commercial uses in the Severn Village Center a short distance south along Telegraph Road. There are existing large commercial retail centers nearby at Arundel Mills and Quarterfield Crossing. A new retail commercial district may be considered here at a future time if need is determined.
CZ09-1377	Riberia Development, LLC	David Dat Ngo et al., James N. Rollins et al., Melvin Kelly, Gordon Griffith	907 & 913 Wieker Road, West B&A Road, and Elmhurst Station Road	Severn, MD 21144	15	240, 241 (lot 5), 244, 242 (lot C)	District 2	Severn	R1	Vacant	R5	No change.	These parcels are part of a much larger R1 zoned area that is planned for low density residential use. The area is not planned for public sewer service currently and there is no demonstrated need to increase planned residential densities here at this time.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1379	Riberia Development, LLC	Melvin & Janene Wengert; Five Pumphreys Partnership, LLC	8331 & 8353 Elvaton Road	Millersville, MD 21108	16	240, 241	District 2	Glen Burnie	R1	Residence and vacant land	R5	No change.	The current R1 zoning is consistent with other properties along Elvaton Road in this area. The segment of Elvaton Road between Jumpers Hole Road and Oakwood Road is planned for low density residential uses and there is no demonstrated need to increase residential densities in this area at this time. These properties are in an area that is not currently planned for public sewer service and the ability to extend public sewer to this area must be evaluated during the next comprehensive Water/Sewer Master Plan update due to projected capacity constraints.
CZ09-1380	Riberia Development, LLC	Anne C. Wolfsheimer et al.	8196 Telegraph Road	Odenton, MD 21113	21	56	District 2	Severn	W1, OS	Industrial (vacant)	C4 or W2	No change.	This parcel lies along the Telegraph Road entrance into the Odenton Town Center and uses permitted in the W1 district would be better suited here than light industrial uses. The property is undeveloped and adjacent properties are also zoned W1.
CZ09-1391	Richard Fine	Richard Fine	425 S. Crain Highway	Glen Burnie, MD 21061	9I	56 (lots 14-17)	District 2	Glen Burnie	C3	Automotive Sales & Auto Repair Services	C4	No change.	Plans do not support an increase of heavy commercial zoning in the Glen Burnie Town Center Enhancement Area. The current use can continue under its legal nonconforming status and the Commercial Revitalization overlay will provide additional options in terms of future uses.
CZ09-1393	Richard Fine	Richard Fine, Morris Fine, & Marie K. Fine et al.	3 Fine Farms Road	Severn, MD 21144	22	28 (lot 2R)	District 2	Severn	R5, RLD	Residential	R2	No change.	This parcel abuts other properties zoned RLD. The Rural designation provides a desirable buffer to the adjacent Severn Run Natural Area.
CZ09-1394	7237 Ritchie Highway LLC	7237 Ritchie Highway LLC	7237 Ritchie Highway	Glen Burnie, MD 21060	9	157	District 2	Glen Burnie	C3	Gas station	C4	No change.	Plans do not support an increase of heavy commercial zoning in the Glen Burnie Town Center Enhancement Area. The current use has Special Exception approval to operate an auto service station in C3 and can continue.
CZ09-1407	BL Quarterfield Associates, LLC	BL Quarterfield Associates, LLC	428 George Clauss Boulevard	Severn, MD 21144	15	560 (lot 13)	District 2	Severn	W1	Vacant lot	C3	Change to C3.	This site abuts MD 100 and is accessed via the adjoining Quarterfield Crossing shopping center. C3 zoning will allow the site to be developed as an extension of Quarterfield Crossing.
CZ09-1408	Park 100 Limited Partnership	Park 100 Limited Partnership et al.	Dorsey Road, Howard Street, Arundel Avenue, & Center Street	Hanover, MD 21061	9	67 (lots 1-44), 547 (lots 1-39) [Blocks A,C,G,H,J,K,L,M,N,O,P]	District 2	BWI/Linthicum	W1	Industrial, residences, commercial / storage	W2	Change to W2	Rezone this and other lots in the Arundel Manor subdivision from W1 to W2. The area contains several small contractor and other light industrial uses as well as vacant lots. This will increase the inventory of light industrial land as needed in the county.
CZ09-1427	538 Jones Road LLC	538 Jones Road LLC	538 Jones Road	Severn, MD 21144	9	4	District 2	Severn	W1	Residence	W2	Change to W2	Rezone this parcel and surrounding W1 properties along Jones and Wall Roads to W2 to fill a county need for additional light industrial land inventory. The area abuts the I-97/MD 100 interchange and is located in the BWI Airport Noise Zone, and is suitable for light industrial uses.
District 3													
CZ09-1015	Dallas Pangle	Dallas Pangle	7576 Brightwater Beach Road	Glen Burnie, MD 21060	11	33 (lots 168-170)	District 3	Pasadena/Marley Neck	R1	Residence & scrap metal business.	C3	No change.	This property is within a large contiguous area zoned RLD and abutting an OS zoning district. There is no demonstrated need and adopted plans do not recommend establishing a commercial district here, and it would not be compatible with the area.
CZ09-1016	Francis J. Smith	Francis J. Smith	226 Hallman Road	Severna Park, MD 21146	23	226	District 3	Severna Park	R1	Residence.	R2	No change.	This parcel is part of a much larger cohesive R1 area. This area is not planned for increased residential densities nor is there a demonstrated need.
CZ09-1019	Hong Duong	Hong Duong	7942 Solley Road	Pasadena, MD 21122	10	112	District 3	Glen Burnie	W1	Residential	C4	Change to C4	This one acre parcel has an abutting C4 district to the rear which does not have direct road frontage. Rezoning this property to C4 will create a more viable C4 district.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1037	Barbara Schaeffer	Barbara Schaeffer	7905 Solley Road	Glen Burnie, MD 21060	10	120	District 3	Pasadena/Marley Neck	W1	Residential	R2	No change	The parcel is within a larger W1-zoned area and rezoning only one parcel to R2 would not be consistent with the surrounding area. The existing residential use can continue as a legal use in the W1 district.
CZ09-1039	Edward Belloff	Edward Belloff	7212 & 7214 Ft. Smallwood Road	Baltimore, MD 21226	6	71	District 3	Pasadena/Marley Neck	C3 & R5	Liquor Store/Lot	C4	Change to C3	The property has a commercial retail use and is split zoned C3 and R5. Rezone the entire parcel to C3 to allow use of the rear portion. No justification or need to upzone to C4.
CZ09-1046	Philip Laumann	Philip Laumann	4110 Mountain Road	Pasadena, MD 21122	17	138, 643	District 3	Lake Shore	C2 & R2	Auto repair and towing, lawn & fence contractors, antique store.	C4 & R2	No change	This commercial corridor was examined during the Lake Shore SAP process and the recommendation was to retain it as a C2 corridor. The existing use has legal nonconforming status to continue operation.
CZ09-1050	Gerald Herson	Pleasure Cove Marina, LLC	1701 Poplar Ridge Road	Pasadena, MD 21122	18	73	District 3	Lake Shore	MB & R2	Maritime	MB & R2 (an additional 4.0 acres of MB)	No change.	Retain the MB zoning on this property as it is currently established. Portions of the property are in the Critical Area RCA overlay where increased development or intensification of uses is not desired.
CZ09-1075	Jennie S. Rudacille	Jennie Rudacille & Antoinette Lucido	2600 Mountain Road	Pasadena, MD 21122	17	444 (lots 21-24, Sec. 114)	District 3	Pasadena/Marley Neck	C3 & C4	Used car sales and auto repair facility	C4	Change to C4	These four small lots are split-zoned C3 and C4 and there is a C4 district abutting to the north. Rezone to C4 to create a more uniform district and eliminate the split-zoned lots. The property contains an existing auto repair facility.
CZ09-1076	Bruce Taylor		4338 Mountain Road	Pasadena, MD 21122	17	149 (lot 1)	District 3	Lake Shore	C2 & RLD	Commercial	C4	No change.	This C2 commercial corridor was established during the Lake Shore SAP process and was defined with a uniform depth for all properties included. The SAP did not promote heavy commercial districts along this corridor.
CZ09-1078	Riva Properties, LLC	George Cromwell, Trustee	7992 Long Hill Road	Pasadena, MD 21122	16	225 (part of), 499, 317 (lot 7)	District 3	Pasadena/Marley Neck	R1	Undeveloped	R15	Change to R15	This property is located between MD 100 and areas zoned for commercial or high density residential uses. R15 zoning will be more compatible with adjacent uses and planned development at this location. Include P. 491 & 492 to the west.
CZ09-1113	Bonnie Hoyas	2309 Mountain Road, LLC	2309 Mountain Road	Pasadena, MD 21122	17	446 (lots 13-36, Sec 46)	District 3	Pasadena/Marley Neck	C3	Office for sale of granite counter tops	C4	Change to C4	This site is located at the end a commercial block between Mayer Avenue (a platted ROW) and Outing Avenue that is zoned C3 but that contains predominantly heavy commercial uses as well as vacant land. Rezone the block to C4 to address the need for highway commercial zoning in this area. Rezone P.446, Lots 1 to 48.
CZ09-1114	Bonnie Brumwell Hoyas	Royal Brumwell, Bonnie B. Hoyas, Wayne Brumwell, Sr., Glenn Brumwell	3915 - 4015 Mountain Road	Pasadena, MD 21122	17	453 (lots 26-62, 66-77, 85-100, 104-112, 137-140, pt.141)	District 3	Pasadena/Marley Neck	C2	Flea Market, Offices, HVAC Office, Trucking, Retail Sales	C3	No change.	The existing C2 zoning is appropriate for this location across from the Lake Shore Plaza, residential uses, and an elementary school. The area has a sufficient amount of C3 inventory along this corridor of Mountain Road. The Pasadena/Marley Neck SAP recommended that C2 zoning be retained on this site.
CZ09-1123	Clauss Feed & Farm Supplies, Inc.	Clauss Feed & Farm Supplies, Inc.	8157 Waterford Road	Pasadena, MD 21122	16	185	District 3	Pasadena/Marley Neck	C1	Farm supply store	C4	No change.	This C1 district was established in the Pasadena/Marley Neck SAP in order to expand upon the existing small C1 hub at the intersection of Mountain and Waterford Roads. The zoning is appropriate for this property given the surrounding low density residential character, and there is no demonstrated need to rezone the parcel to C4.
CZ09-1129	Parcel 115, LLC	Parcel 115, LLC	7966 Solley Road	Glen Burnie, MD 21060	10	115	District 3	Glen Burnie	C4	Vacant	C3	Change to C3	This vacant property is currently zoned for heavy commercial use but abuts a residential community. C3 zoning will be more compatible with the adjacent residential use.
CZ09-1130	Marley 200 Properties, LLC	Browning-Ferris, Inc.	Marley Neck Boulevard	Glen Burnie, MD 21060	10	48	District 3	Pasadena/Marley Neck	W1	Vacant	R5	Change to R5	Rezone 1.6 acres of P.48 from W1 to R5. This area contains an access and utility easement for the adjacent R5 zoned property which is to be developed with residential uses.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1138	Ann Hein	Dannet Properties LLC	2543 Mountain Road	Pasadena, MD 21122	17	160	District 3	Pasadena/Marley Neck	C3	Primarily Auto Repair + Service	C4	Change to C4	There is a small cluster of highway commercial uses at the intersection of Mountain Road and East Shore Road, including this parcel. Rezone this property and the adjacent Parcel 161 to C4. Along with a proposed rezoning on the north side of Mountain Road at this intersection, this will establish a small C4 district to help fill the need for C4 land inventory in this area.
CZ09-1141	Robert Riedel	Estate of Robert E. Baxter	4530 Mountain Road	Pasadena, Maryland, 21122	25	11 (lots 5, 6)	District 3	Lake Shore	C1	Commercial Daycare for children	C3	No change.	This property, currently used for a daycare business, is located in a single family residential community and across from an elementary school. The C1 local commercial zoning is appropriate for the location and retail commercial zoning would not be suitable for the site.
CZ09-1147	Henry Schmidt	Henry Schmidt	8301 & 8328 Schmidt's Lane	Pasadena, MD 21122	17	324, 153	District 3	Lake Shore	RLD	Agricultural	R1	No change.	Adopted plans do not recommend an increase in residential densities in this area of Lake Shore and there is no demonstrated need to upzone this single parcel. The property contains over 100 acres and can be subdivided into residential lots under it's current RLD zoning.
CZ09-1156	Patricia K. & George R. Beyer	Patricia K. & George R. Beyer	9097 Fort Smallwood Road	Pasadena, MD 21122	17	217	District 3	Lake Shore	RLD	Residence	R1	No change.	Adopted plans do not recommend an increase in residential densities in this area of Lake Shore and there is no demonstrated need to upzone this single parcel.
CZ09-1158	Bettina J. and Louis P. Reeder	Bettina & Louis Reeder	712 Powhatan Beach Road	Pasadena, MD 21122	16	141 (lots 1, 2)	District 3	Pasadena/Marley Neck	R1	Single Family Residential	R5	No change.	These parcels in the Powhatan Beach community are part of a much larger R1 district developed with single family homes. Adopted plans do not recommend increasing residential densities in this area and there is no demonstrated need. R5 zoning would not be compatible.
CZ09-1160	Magothy Associates, LLLP	Magothy Associates LLLP	157 Ritchie Highway & Earleigh Heights Road	Severna Park, MD 21146	23	773, 217 (lot A), 179, 566	District 3	Severna Park	C1 & R1	Shopping Center and vacant land	C3 or in the alternative C1	Change to C1	Expand the C1 zoning on P.179 and 217 (Lot A) to eliminate the R1 split-zoning on these parcels and facilitate redevelopment of this local commercial hub at the intersection of Magothy Bridge Road and Ritchie Highway. Retain R1 zoning on P.566 as it does not have direct road access and abuts residential properties on three sides.
CZ09-1166	Darlene Kreis	Darlene Kreis	8125 Solley Road	Pasadena, MD 21122	16	782 (lot 3)	District 3	Pasadena/Marley Neck	R1	Residential	R5	No change.	This parcel is part of a larger R1 district developed with single family homes. Adopted plans do not recommend an increase in residential densities in this area of Pasadena and there is no demonstrated need to upzone this single parcel.
CZ09-1189	John Boring	John Boring	8355 Baltimore Annapolis Blvd.	Pasadena, MD 21122	24	5	District 3	Severna Park	R1	Residential	C3	No change.	The Severna Park SAP examined this segment of B&A Boulevard for further commercial potential, but the adopted plan did not recommend establishing or expanding a retail commercial district in this area. The adopted plan promotes focusing retail commercial uses in the Severna Park Village or at designated commercial intersections on Ritchie Highway.
CZ09-1198	Chris Little	Little Enterprises LLC, c/o Chris Little	2317 Mountain Road	Pasadena, MD 21122	17	446 (Lots 5 to 8 and 41 to 44, Sec 4)	District 3	Pasadena/Marley Neck	C3	Contractors business & outside storage	C4	Change to C4	This site is located within a commercial block between Mayer Avenue (a platted ROW) and Outing Avenue that is zoned C3 but that contains predominantly heavy commercial uses as well as vacant land. Rezone the block to C4 to address the need for highway commercial zoning in this area. Rezone P.446, Lots 1 to 48.
CZ09-1202	Robert Brilliant	Brilliant Associates, LLC	8464-8466 Ft. Smallwood Road	Pasadena, MD 21122	11	206 (lots 1R and 4-7, Sec 8)	District 3	Pasadena/Marley Neck	C3 & R5	Truck Sales and Rentals	C4	No change.	The SAP does not recommend intensification of commercial uses in this C3 corridor along Fort Smallwood Road. The SAP promotes a pedestrian-scale village center concept for this commercial corridor in Riviera Beach. The existing business on this property has legal non-conforming status to continue operation.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1203	Sukhdev Mahal	Sukhdev Mahal	808-812 Duvall Highway	Pasadena, MD 21122	17	444 (lots 6-9 and part of lot 10)	District 3	Pasadena/Marley Neck	R2	Liquor store	C1	Change to C1	This site contains a local general store and has been used commercially for decades. Although there are larger retail and heavy commercial uses located along Mountain Road and Fort Smallwood Road, there is very limited C1 land inventory to provide community-scale services in this area of Pasadena. Establish a small C1 district at this location so the site can support local commercial uses over the long term. Rezone Lots 6-9 only.
CZ09-1204	Gibson Island Corporation	Gibson Island Corporation	Aberfoyle Road	Gibson Island, MD 21056	33	234 (parcel 3 of 20)	District 3	Lake Shore	R1 & MA3	Marina & storage	MB	Change to MB	Rezone the MA3 portion of this existing marina to MB and expand the MB zoning on P.234 east to Aberfoyle Road so that this general commercial marina will be zoned uniformly. Do not support a rezoning of the additional area west of Holland Point Road from R1 to MB as this property is in the Critical Area RCA overlay and no expansion of commercial uses is desirable.
CZ09-1213	Connie Frazier	Connie Frazier	8240, 8250 & 8270 Edwin Raynor Blvd.	Pasadena, MD 21122	24	882 (lots 1, 2, & 25.85 acre residue)	District 3	Pasadena/Marley Neck	R1	Residential and regional spoil site	R5	No change.	These parcels are part of a larger R1 district developed with single family homes. Adopted plans do not recommend an increase in residential densities in this area of Pasadena and there is no demonstrated need to upzone these properties. The parcels have future subdivision potential under the current R1 zoning.
CZ09-1222	U.S. Home Corporation	U.S. Home Corporation	Solley Road	Glen Burnie, MD 21060	11	12	District 3	Pasadena/Marley Neck	W1	Undeveloped	R10	Change to R10.	A large area to the south was zoned R10 during the SAP process. This parcel abuts Solley Elementary School and multifamily development will be compatible with the adjacent Tanyard Springs development. Also rezone Parcels 41 & 11 to R10 to form a more uniform district.
CZ09-1224	U.S. Home Corporation	U.S. Home Corporation	500 Tanyard Springs Lane	Glen Burnie, MD 21060	10	53 (lot 1)	District 3	Pasadena/Marley Neck	C3	Undeveloped	R10	Change to R10	This lot is part of a C3 district established within the Tanyard Springs development which is predominantly zoned R10. As the development is being completed, the site plan has been reevaluated and the developers wish to use this lot for additional residential units as opposed to commercial uses. The commercial district south of Tanyard Springs Lane will be retained.
CZ09-1231	Compass Point Cove, LLC	Compass Point Cove, LLC	1422 Old Fort Smallwood Road	Pasadena, MD 21122	17	63	District 3	Lake Shore	R1	One single family dwelling	C3 or C4 (Southern Sector) & R5 (Northern Sector)	No change.	Adopted plans do not recommend an increase in residential densities in this area of Lake Shore and there is no demonstrated need to upzone this single parcel. The property includes 28 acres and can be subdivided into residential lots under its current R1 zoning. The SAP does not recommend expanding commercial districts on Fort Smallwood Road in this area.
CZ09-1263	Carl H. Wieland Jr. & Patricia A. Wieland	Carl H. & Patricia A. Wieland	8515-8521 Fort Smallwood Road	Pasadena, MD 21122	11	297	District 3	Pasadena/Marley Neck	C3	Auto repair	C4	No change.	The SAP does not recommend intensification of commercial uses in this C3 corridor along Fort Smallwood Road. The SAP promotes a pedestrian-scale village center concept for this commercial corridor in Riviera Beach. The existing business on this property has legal non-conforming status to continue operation.
CZ09-1271	Stella Kloss	Stella Kloss & Mary Helmstetter	9001 Fort Smallwood Road	Pasadena, MD 21122	17	291	District 3	Lake Shore	RLD	Commercial tavern	C1	Change to C1.	This site contains a local commercial tavern and has been used commercially for decades. There is no C1 land inventory to provide community-scale services along Fort Smallwood Road in this area of Lake Shore. Establish a small C1 district at this intersection so the site can support local commercial uses over the long term.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1276	Five Pumphrey's Partnership, LLC	Five Pumphrey's Partnership, LLC	8450 Elvaton Road	Millersville, MD 21108	16	882	District 3	Glen Burnie	R1 & OS	Convenience store (former Luckie's)	C3	Change to C1	C1 zoning is appropriate for this site bordered by heavy and retail commercial uses along the B&A Trail and residential uses across Jumpers Hole Road. The site contains a former convenience store. Retain the OS zoning on floodplain areas of the property.
CZ09-1301	Betsy Slikker	Betsy L. and Elizabeth T. Slikker	8211 Elvaton Drive	Pasadena, MD 21122	16	351	District 3	Pasadena/Marley Neck	R1, OS	Residential	R2, R1, OS	No change.	This property is zoned R1 consistently with other residential properties on this section of Elvaton Road and there is no demonstrated need to increase densities.
CZ09-1305	John Piera	John Piera	1421 Mirable Way	Pasadena, MD 21122	17	257	District 3	Lake Shore	R2	Vacant	MB	Change to MB.	This parcel is owned by the adjacent White Rocks Marina and is accessed by the same road. Rezone to MB to allow a needed expansion of the marina use and to address the need to expand the county's maritime land inventory in suitable locations.
CZ09-1329	Daljit Sawhney	Pavanjit Sawhney	Hallman Road	Pasadena, MD 21122	23	228	District 3	Severna Park	R1	Vacant	R2	No change.	This property is part of a larger R1 district developed with single family homes. Adopted plans do not recommend an increase in residential densities in this area along Magothy Bridge Road and there is no demonstrated need to upzone one parcel. The parcel has future subdivision potential under the current R1 zoning.
CZ09-1341	Gary Simmont	Gary Simmont	4108 Mountain Road	Pasadena, MD 21122	17	146	District 3	Lake Shore	C2, R2	Automobile Body Repair / Outside Storage	C4	No change	This commercial corridor was examined during the Lake Shore SAP process and the recommendation was to retain it as a C2 corridor. The existing use has legal nonconforming status to continue operation.
CZ09-1352	Jamie Jacobs	Jamie Jacobs	2612-2620 Mountain Road	Pasadena, MD 21122	17	444 (lots 7-16 & 33-40, Sec 114)	District 3	Pasadena/Marley Neck	C3	Roadside vending.	C4	No change.	The character of this commercial block is generally retail commercial and the C3 zoning is appropriate. The existing use is permitted in the C3 district. This property was considered during the SAP process and the adopted plan does not recommend intensification of commercial uses in this block.
CZ09-1353	David Jacobs	David & Shirley Jacobs	1 & 7 Jakes Lane	Pasadena, MD 21122	23	343 (lots 1, 1A)	District 3	Severna Park	R1	Apartments & residence w/garage apartment.	R2	No change.	These parcels are part of a larger R1 district developed with single family homes. Adopted plans do not recommend an increase in residential densities in this area and there is no demonstrated need to upzone properties in this area.
CZ09-1354	Jamie Jacobs	Jamie Jacobs	807 Pasadena Road	Pasadena, MD 21122	23	343 (lot 2)	District 3	Severna Park	R1	Residential	R2	No change.	These parcels are part of a larger R1 district developed with single family homes. Adopted plans do not recommend an increase in residential densities in this area and there is no demonstrated need to upzone properties in this area.
CZ09-1355	J. Richard Ronay	Pierce Property Management, LLC	8944 Ft. Smallwood Road	Pasadena, MD 21122	17	526	District 3	Lake Shore	R2	Vacant dwelling	C4	Change to C4	This parcel abuts an existing marine business in a C4 district on two sides and is more suitable for a related commercial use than for residential use.
CZ09-1364	Alexander V. Sandusky	Alexander V. Sandusky, Trustee	8551 Ft. Smallwood Road	Pasadena, MD 21122	11	72	District 3	Pasadena/Marley Neck	C3	Vacant bowling alley building	C4	No change.	The SAP does not recommend intensification of commercial uses in this C3 corridor along Fort Smallwood Road. The SAP promotes a pedestrian-scale village center concept for this commercial corridor in Riviera Beach. The existing business on this property has legal non-conforming status to continue operation.
CZ09-1366	Richard D. & Frances E. Friese	Richard D. and Frances E. Friese	3101 Mountain Road	Pasadena, MD 21122	17	439 (lot 1 & p/o 2, Sec 2)	District 3	Pasadena/Marley Neck	C3	Auto sales and repair.	C4	No change.	The character of this commercial block is generally retail commercial and the C3 zoning is appropriate. The existing business has legal non-conforming status in which to continue operation.
CZ09-1371	Larry Thurston	Larry Thurston	8971 Fort Smallwood Road	Pasadena, MD 21122	17	229 (lot B)	District 3	Lake Shore	R1, C3	Commercial and outside storage	R2 (rear portion)	No change.	The R1 zoning on the rear portion of this property is consistent with the surrounding residential development and there is no demonstrated need to add residential density at this location.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1373	Richard Hopf	Richard K. Hopf, Jr.	303 Mountain Road	Pasadena, MD 21122	16	540	District 3	Pasadena/Marley Neck	C1	Gas Station & Service Center	C4	No change.	The current C1 zoning is appropriate at this intersection at which three quadrants are zoned C1. The C1 district was considered and expanded in the Pasadena/Marley Neck SAP. The existing use is permitted by Special Exception and can continue.
CZ09-1382	John Rothamel	John Rothamel	899 Woods Road	Pasadena, MD 21122	24	385	District 3	Lake Shore	R1	Parking in support of adjacent restaurant; storage	C3	Change to C1	Rezone this parcel to C1 to create a more uniform local commercial district along this block. This may also allow the adjoining restaurant to use this additional space for needed parking.
CZ09-1383	Paul Kingston	Lakefront Properties LLC	8259 Baltimore-Annapolis Boulevard	Pasadena, MD 21122	23	711 (lot 2B, Blk C)	District 3	Pasadena/Marley Neck	C4, R1	Plumbing and Heating Contractor	C4, OS	No change.	This area was rezoned comprehensively during the SAP process, and the C4 boundary was established at that time. The intention was not to extend the C4 district further south toward Lake Waterford.
CZ09-1398	Belle Grove Corporation	Belle Grove Corporation	Solley Road (behind #7822 Solley Rd.)	Glen Burnie, MD 21060	10	54, 569 (Blk 17)	District 3	Pasadena/Marley Neck	W1	Vacant	R10	No change.	Significant residential densities have been added to this area between Solley Road and Marley Neck Boulevard in the past several years for development of Tanyard Springs and other residential developments. Retain the remainder of this W1 district to allow future employment uses in the area. This property adjoins W1 zoning on two sides and can be developed consistently with adjoining W1 parcels.
CZ09-1401	Conduit Street Properties LLC [APPLICATION WITHDRAWN 8-9-10]	Maria Edwards	Solley Road	Glen Burnie, MD 21060	10	108	District 3	Glen Burnie	W1	Vacant	W2	No change	Application was withdrawn.
CZ09-1403	Mountain Road 5G, LLC	Mountain Road 5G, LLC	33 Magothy Beach Road	Pasadena, MD 21122	17	621 (lot 5GR)	District 3	Lake Shore	C3	Vacant	C4	No change.	This is a vacant cleared lot within the larger commercial block that contains the Lake Shore Plaza and that is zoned entirely C3. There is no demonstrated need to rezone this lot to C4 and the SAP does not recommend intensification of commercial uses along the Mountain Road corridor in Lake Shore.
CZ09-1409	Bay Engineering, Inc.	Hillside Meadows, LLC & Cal-Boy Land Development, LLC	8003 Cameryn Place & Long Hill Road	Pasadena, MD 21122	16	219, 224	District 3	Pasadena/Marley Neck	R15, R1	Vacant	R15 (for R1 portion of both parcels)	No change.	This is a drafting mismatch of the zoning line with the parcel line. This will be corrected via an administrative zoning line correction.
CZ09-1416	Peter Leimbach	Peter and Gretchen Leimbach	8419 Baltimore Annapolis Boulevard	Pasadena, MD 21122	24	886	District 3	Severna Park	R1	Vacant	C4	No change.	The Severna Park SAP examined this segment of B&A Boulevard for further commercial potential, but the adopted plan did not recommend establishing a heavy commercial district in this area. The adopted plan promotes focusing commercial uses in the Severna Park Village or at designated commercial intersections on Ritchie Highway.
CZ09-1417	2704 Mountain LLC	2704 Mountain, LLC	2704 Mountain Road	Pasadena, MD 21122	17	444 (lots 14-22 & 25-28, Sec 113)	District 3	Pasadena/Marley Neck	C3 & R5	Vacant body shop	C4	Change to C3.	Move the C3 zoning line to the rear of Lots 24 to 28 to eliminate the split zoning of C3 and R5 on these commercially-used lots. Retain the C3 zoning as the character of this commercial block is generally retail commercial and the C3 zoning is appropriate.
CZ09-1418	2708 Mountain LLC	2708 Mountain LLC	2708 Mountain Road	Pasadena, MD 21122	17	444 (lots 6-13 & 23-35, Sec 113; lots 6-16, Sec 112)	District 3	Pasadena/Marley Neck	C3 & R5	Commercial shopping center	C3	Change to C3	Move the C3 zoning line to the rear of Lots 24 to 40, Parcel 444, to eliminate the split zoning of C3 and R5 on these commercially-used lots.
CZ09-1422	John Klug	Susan Klug	8149 Waterford Road	Pasadena, MD 21122	16	616	District 3	Pasadena/Marley Neck	C1	Residential	C4	No change.	The current C1 zoning is appropriate at this intersection at which three quadrants are zoned C1. The C1 district was considered and expanded in the Pasadena/Marley Neck SAP and there is no demonstrated need to change the district to C4.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1425	Gary Cooper	Gary and Linda Cooper	97 Ritchie Highway	Pasadena, MD 21122	23	173	District 3	Severna Park	R1	Contractor storage yard	C4	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway. The property was considered in the Severna Park SAP and the adopted plan does not recommend creation of a heavy commercial district at this location.
CZ09-1426	Keith Faulkner	Keith & Lawanda Faulkner	101 Ritchie Highway	Pasadena, MD 21122	23	176	District 3	Severna Park	R1	Garden center & landscaping business	C4	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway and the SAP does not recommend creation of a heavy commercial district at this location. The existing business was recently granted legal non-conforming status to continue operation.
District 5													
CZ09-1026	John Singleton	John Anthony Singleton Trust	1011 Skidmore Drive	Annapolis, Maryland 21409	41	97	District 5	Broadneck	RA	Unimproved property	C4	Change to C2	C2 zoning on this property will form a complete commercial block along US 50 between Colbert Road and Ridout Lane with adjacent commercial uses to the west.
CZ09-1032	Clark Porter	Ritchie Way Ltd. Partnership	825 Ritchie Highway	Severna Park, MD 21146	32E	412	District 5	Severna Park	R2	Car Wash/Automotive Service	C4	Change to C3	There are existing commercial districts to the north and across MD 2 from this site and the area is contained from further commercial expansion by surrounding floodplain areas. These properties contain existing commercial businesses. Also rezone P.422 adjacent to the south.
CZ09-1042	Michael Ditch & K. Dale Williams	K. Dale Williams	8699 Veterans Highway	Millersville, MD 21108	22	475	District 5	Severna Park	C3	Benfield Service Center	C4	No change	There is no demonstrated need to establish a heavy commercial district at this location which is surrounded by commercial office and single family residential uses. C3 zoning is more compatible with the area and the existing business on the site has legal non-conforming status to operate under its current C3 zoning.
CZ09-1044	Clarence and Margaret Jordan	Clarence & Margaret Jordan	1434-1438 Ritchie Highway	Arnold, MD 21012	39	163,167, 168, 169,170,266	District 5	Broadneck	R1	Residential	C3	No change	There is no demonstrated need to expand the abutting C3 district into this residentially zoned area. The SAP did not recommend extension of that C3 district further north on Ritchie Highway. These properties contain residences or are undeveloped.
CZ09-1062	Donald Gittings, Jr.	Donald Gittings, Jr.	272 & 274 Peninsula Farm Road	Arnold, MD 21012	32	161, 162	District 5	Broadneck	R2	Residential	C3 or other commercial	No change.	There is no demonstrated need and adopted plans do not recommend establishment of a commercial district in this area. These properties are zoned consistently with surrounding residential properties.
CZ09-1074	Robert Rodriguez	Robert Rodriguez	84 Ritchie Highway	Pasadena, MD 21122	23	161 (lots 37-41, Blk 15)	District 5	Severna Park	R2	Escape Advertising & Home World Remodeling	C2	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location.
CZ09-1094	James Chappell	James and Kimberly Chappell	848 Ritchie Highway	Severna Park, Maryland, 21146	32E	417	District 5	Severna Park	R5	Residential	C3	No change.	The property is not developed with commercial uses, and there is no demonstrated need to expand the abutting commercial district onto this property.
CZ09-1103	Faye Offett	Isabell Watts & Irene Johnson	930 Ritchie Highway	Severna Park, MD 21146	32	35	District 5	Severna Park	R5 & R2	Residential	C2	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. This parcel is zoned consistently with abutting residential properties.
CZ09-1104	Faye Offett	Warner Johnson	21 Hoyle Lane	Severna Park, MD 21146	32	108	District 5	Severna Park	R5	Residential	C2	No change.	There is no demonstrated need to establish a new commercial district at this location, and adopted plans do not recommend creation of a new commercial district at this location. This parcel does not have direct road frontage and is zoned consistently with abutting residential properties.

Comprehensive Zoning Applications 2010
Council Districts 2, 3, 5
Anne Arundel County Office of Planning Zoning
Revised 8/30/11

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
CZ09-1105	Faye Offett	Warner Johnson	973 Baltimore Annapolis Blvd.	Severna Park, MD 21146	32	112	District 5	Severna Park	R5	Residential	C2	No change.	There is no demonstrated need to establish a new commercial district at this location, and adopted plans do not recommend creation of a new commercial district at this location. This parcel does not have direct road frontage and is zoned consistently with abutting residential properties.
CZ09-1106	Faye Offett	Claudette White	Baltimore-Annapolis Blvd.	Severna Park, MD 21146	32	105	District 5	Severna Park	R5	Unimproved	C2	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. This parcel is zoned consistently with abutting residential properties.
CZ09-1110	Keisha Ricks	Keisha M. Ricks	1462 Shot Town Road	Annapolis, MD 21409	40	244	District 5	Broadneck	RLD, OS, R5	Residential	R5 (change RLD portion to R5 or R2)	No change.	The majority of this property is zoned RLD and OS and the RLD portion of this parcel is part of a larger RLD area bounded by a floodplain. Increased densities would not be appropriate or compatible at this location.
CZ09-1112	Robert Yesker	Robert Yesker	363 Ritchie Highway	Severna Park, MD 21146	24	428	District 5	Severna Park	R2	Commercial Sea Food Carry Out	C3	Change to C1	C1 zoning is more appropriate for this property located at a commercial intersection on Ritchie Highway. This will create a more uniform commercial district with abutting commercial properties. The site is currently used by a commercial business. Also rezone P.734 adjacent to the south.
CZ09-1119	Cross Rhythm Church	Cross Rhythm Church	1016-1024 East College Parkway	Annapolis, MD 21409	41	90	District 5	Broadneck	R1, OS	Church Services	TC	No change.	This property is zoned consistently with surrounding residential properties and adopted plans do not support establishment of a Town Center district at this location.
CZ09-1120	Frank Eastman	Forked Creek Yacht Club, Inc.	456 Severn Road	Severna Park, MD 21146	31	414 (lots 28-32, part of 33)	District 5	Severna Park	R1	Yacht Club	MA3	Change to MA3	This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The Forked Creek Yacht Club is an established yacht club in the community.
CZ09-1126	Mark and Cristy van Reuth	Mark & Christy van Reuth	924 Baltimore Annapolis Blvd.	Severna Park, MD 21146	32	94	District 5	Severna Park	R2	Residential	R5	No change.	This property is zoned consistently with the surrounding area. There is no demonstrated need to increase residential densities in this area.
CZ09-1133	Chia Ching Liu	Lynn Liu	Ritchie Highway (1400 block)	Arnold, MD 21012	39	162	District 5	Broadneck	R1	Vacant land	R22	No change.	Surrounding residential densities are RLD, R1, and R5. An R22 zoning would not be compatible with the surrounding area and is not recommended in adopted plans.
CZ09-1139	Ann and Kenneth Fligsten	Ann and Kenneth Fligsten	507 West Drive	Severna Park, MD 21146	31	38 (lots 37, 38, Blk 33)	District 5	Severna Park	R5	Commercial Office	C1	Change to C1	C1 zoning is consistent with the existing commercial district abutting on two sides of the property. This will create a more uniform commercial district. The property contains an existing office use.
CZ09-1143	Habib Malik	Habib Rehman Malik	Ritchie Highway north of Jones Station Road	Severna Park, MD 21146	32	29	District 5	Severna Park	R2	Vacant	C4 or C3	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend expansion of commercial zoning in this area. This parcel is zoned consistently with abutting residential properties.
CZ09-1151	Karen L. Owen	Karen L. Owen	718 Whitehall Beach Road	Annapolis, MD 21409	46	329	District 5	Broadneck	RA	Residential	R1	No change.	This 2.2 acre parcel zoned RA is located in the Critical Area RCA overlay and is part of a greater RA-zoned area. There is no basis to upzone to R1.
CZ09-1161	Evangeline Redding	Terry Dunscomb & Doris Matthews Life Estate	457 Broadneck Road	Annapolis, MD 21409	40	282	District 5	Broadneck	RLD	Single Family Residential	R1	No change.	This property is zoned consistently with the surrounding area. There is no demonstrated need to increase residential densities in this area.
CZ09-1164	Ahmad Miski & Deborah Campbell	Ahmad Miski & Deborah Campbell	1615 Bay Head Road	Annapolis, MD 21409	41	51	District 5	Broadneck	R1	Residential	R2	No change.	This property is zoned consistently with the surrounding area. There is no demonstrated need to increase residential densities in this area.

Comprehensive Zoning Applications 2010
 Council Districts 2, 3, 5
 Anne Arundel County Office of Planning Zoning
 Revised 8/30/11

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
CZ09-1165	Kathleen Bye	Kathleen Bye, Trustee	238 Ritchie Highway	Severna Park, MD 21146	23	756	District 5	Severna Park	R2	Home occupation	SB	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. The existing home occupation is permitted in the R2 district.
CZ09-1167	Randall Baumbach	Randall Baumbach	135 Collington Court	Arnold, MD 21012	39	512 (lot 8)	District 5	Broadneck	R1	Residential	R2	No change.	This property is zoned consistently with the surrounding area. There is no demonstrated need to increase residential densities in this area. A need to upzone the greater R1 area was studied during the Broadneck SAP but was not determined.
CZ09-1172	Kent Damschroder [APPLICATION WITHDRAWN 6-7-11]	Kent Damschroder	1028 East College Parkway	Annapolis, MD 21409	41	220	District 5	Broadneck	R1	Vacant	C2	No change.	Application was withdrawn.
CZ09-1187	Richard Payne	Belvedere Yacht Club, Inc.	419 Alameda Parkway	Arnold, MD 21012	33	70 (lots 2-8 and 40-43)	District 5	Broadneck	R5	Private yacht club	MA3	Change to MA3	Rezone Lots 40 to 43 to MA3 and retain R5 zoning on Lots 2 to 8. This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The Belvedere Yacht Club is an established yacht club in the community.
CZ09-1190	Najeeb Sarwar	Najeeb Sarwar	93 W. Hamburg Street	Pasadena, MD 21122	23	161 (lots 24-32, Blk 15)	District 5	Severna Park	R2	Residential	C4	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location.
CZ09-1206	Jennielle Maldonado	Jennielle Maldonado	1051 Deep Creek Avenue	Arnold, MD 21012	33	37 (lot 72)	District 5	Broadneck	R1	Residential	R2	No change.	This property is zoned consistently with the surrounding area. There is no demonstrated need to increase residential densities in this area.
CZ09-1208	WAWA, Inc.	WAWA, Inc.	8304 & 8308 Ritchie Highway	Pasadena, MD 21122	23	38 & 86	District 5	Severna Park	C1	Single family dwelling w/ home occupation	C4	No change.	These parcels are located within an existing local commercial district zoned C1. There is no demonstrated need to rezone this portion of the C1 district to C4. The use suggested by the applicant can be developed in C1 with an approved special exception.
CZ09-1210	Philip Kueberth	Philip Kueberth	1089 Deep Creek Avenue	Arnold, MD 21012	33	37 (lots 76, 77)	District 5	Broadneck	R1	Residential	R2	No change.	This property is zoned consistently with the surrounding area. There is no demonstrated need to increase residential densities in this area.
CZ09-1214	Robert Brilliant	Augusta Associates, LLC	1257 & 1273 Ritchie Highway	Arnold, MD 21012	39	72 & 368	District 5	Broadneck	R1	Golf Center/Driving Range	C3 & R5	No change.	There is no demonstrated need and adopted plans do not recommend establishing a commercial district at this location on Ritchie Highway. The current use is a permitted conditional use in R1.
CZ09-1228	Robert Warren	Robert Warren	407 South Drive	Severna Park, MD 21146	24	345 (lots 41-45)	District 5	Severna Park	R5	Residential & Marina (Marine Railway)	MA2	No change.	This property is not developed as and does not operate as a full-scale commercial marina currently, and due to site coverage limitations under the Critical Area LDA overlay, it is not a suitable location to establish a new MA2 district. The owner currently operates a marine railway and crane to lift boats for limited boat repair on the property, and can continue that operation under its legal non-conforming status.
CZ09-1278	Leach Development Corporation	Leach Development Corporation	798 & 800 Ritchie Highway	Severna Park, MD 21146	32	731 & 770	District 5	Severna Park	C3, C4	Sales & service of motorcycles & watercraft.	C4	Change to C4	These two parcels are located on adjoining C3 and C4 districts and are split-zoned, and contain a heavy commercial use. Rezone to C4 so the properties are zoned consistently.
CZ09-1280	Bob Blanchfield	478 Jumpers Hole, LLC	472, 474, 478 Jumpers Hole Road	Severna Park, MD 21146	31 & 23	221 & 222 (TM 31), 156 & 422 (TM 23)	District 5	Severna Park	R2	Nursery, landscaping	C2	Change to R5.	There is no demonstrated need to establish a commercial district at this location. A change to R5 zoning will permit residential development compatible with nearby residential densities. Also rezone adjacent P.357 & 436.

Comprehensive Zoning Applications 2010
 Council Districts 2, 3, 5
 Anne Arundel County Office of Planning Zoning
 Revised 8/30/11

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
CZ09-1289	Steven Curtis	Steven Curtis	8657 Veterans Highway	Millersville, MD 21108	22	183	District 5	Severna Park	R2	Residential & contractor; inside storage of equipment.	C4 or other zone appropriate for business.	Change to C2	This block of Veterans Highway is primarily developed with commercial office uses. This property fronts onto and has access from Veterans Highway, and C2 zoning will allow for future use that is compatible with that commercial district.
CZ09-1296	Gerard Kvasnovsky	Shaivitz, LLC	1500 Ritchie Highway	Arnold, MD 21012	39	292	District 5	Broadneck	C3, R2	Commerical, Vacant	C3	Change to C3	Rezone the R2 portion of this parcel to C3 to eliminate the split-zoning on the property and allow for better utilization of the site which contains a retail commercial business.
CZ09-1308	Peter A. & Terry L. Moscker	Peter A. & Terry L. Moscker	302 Ritchie Highway	Severna Park, MD 21146	23	668	District 5	Severna Park	R2	Offices, Sale of playground equipment	C3	No change	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. The current use has legal non-conforming status and can continue operation.
CZ09-1309	Harms Corporation	Harms Corporation	92 Ritchie Highway	Pasadena, MD 21122	23	403, 554	District 5	Severna Park	R1	Residential rental	C2	Change to C2	Rezone P.403 and the front portion of P.554 to C2. This will eliminate the split zoning on P.554 and form a more cohesive C2 district with the commercial office use to the rear.
CZ09-1310	8300 Ritchie LLC	8300 Ritchie LLC	8300 Ritchie Highway	Pasadena, MD 21122	23	37	District 5	Severna Park	C1 & R1	Vacant	C1	Change to C1	This is a correction of a split-zoned parcel on which the majority of the property is currently zoned C1.
CZ09-1311	Joyce Lane Associates Inc.	Joyce Lane Associates Inc.	1 E. Joyce Lane	Arnold, MD 21012	39	502	District 5	Broadneck	R5	Day Care facility	C2	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. The existing zoning is compatible with surrounding residential densities.
CZ09-1313	Forthofer Family LLC	Forthofer Family, LLC	1584 Ritchie Highway	Arnold, MD 21012	39	190	District 5	Broadneck	R1	Retail, Offices, beauty salon, and apartments.	C1	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. R1 zoning is consistent with surrounding residential densities. The existing office/retail use has legal non-conforming status to continue operation.
CZ09-1314	Jerome Parks	Orchard Beach Marina LLC	1643 Orchard Beach Road	Annapolis, MD 21409	46	296 (lot 7, p/o 8)	District 5	Broadneck	R1	Marina	MB	No change.	This property is not developed as and does not operate as a full-scale commercial marina currently, and due to site coverage limitations under the Critical Area LDA overlay, it is not a suitable location to establish a new MA2 or MB district. The owner currently rents some boat slips and can continue that operation under its legal non-conforming status.
CZ09-1322	RLK, LLC	RLK, LLC	491 College Parkway	Arnold, MD 21012	40	67 (lot B)	District 5	Broadneck	R1	Retail Nursery Sales	R5, C1 or C3	No change.	The property is part of a greater R1-zoned area and is adjacent to a park. The current zoning is consistent with surrounding densities and uses and there is no demonstrated need to increase residential densities in this area or to establish a commercial district at this location on College Parkway.
CZ09-1334	Valley Hi, LLC	Valley Hi, LLC	Ritchie Highway	Pasadena, MD 21122	24	396	District 5	Severna Park	R5 & OS	Vacant	C3	No change.	There is no demonstrated need to expand commercial uses at this location. The SAP promotes revitalization of the Severna Park Village commercial center to the south, as opposed to rezoning other non-commercial properties in this area.
CZ09-1335	Ester Dimonte	Ester Dimonte	1837 St. Margarets Road	Annapolis, MD 21409	46	52	District 5	Broadneck	R1, C1	House and parking for adjacent store in C1 zone.	C1	Change to C1	Eliminate the split-zoning on this parcel to allow better utilization of the property. This may also allow for a better parking arrangement and access to the commercial business and improve traffic conditions at this intersection.
CZ09-1346	Michael McGurk	Michael and Kimberly McGurk	236 Ritchie Highway	Severna Park, MD 21146	23	757 (lot D)	District 5	Severna Park	R2	Residential with in-home office	SB or C1	No change.	There is no demonstrated need to establish a new commercial district at this location on Ritchie Highway, and adopted plans do not recommend creation of a new commercial district at this location. The existing home office occupation is permitted in the R2 district.

Comprehensive Zoning Applications 2010
 Council Districts 2, 3, 5
 Anne Arundel County Office of Planning Zoning
 Revised 8/30/11

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
CZ09-1378	Riberia Development, LLC	Lorraine Musseleman & Sandra Crosby	8301 & 8307 Veterans Highway	Millersville, MD 21108	22	429, 430	District 5	Severna Park	R2	Vacant and Residence	R10 (revised from C2)	No change.	These parcels were rezoned to R2 during the Severna Park SAP to be consistent with the adjoining residential community to the east and south. There is no demonstrated need to increase the residential densities in this area at this time.
CZ09-1385	Danny Boyd	Bay Manor Real Estate Limited Partnership	305 College Parkway	Arnold, MD 21012	39	326, 178, 177	District 5	Broadneck	R1	Nursing Care Facility	R5	Change to R5	The character of this area next to the Community College is of residential uses at R5 densities. A change to R5 zoning on this property will be consistent with the surrounding character and will permit future redevelopment compatible with surrounding densities.
CZ09-1386	Dennis McMonigle	College Parkway Baptist Church	301 College Parkway	Arnold, MD 21012	39	6	District 5	Broadneck	R1	Church	R5	Change to R5	The character of this area next to the Community College is of residential uses at R5 densities. A change to R5 zoning on this property will be consistent with the surrounding character and will permit future redevelopment compatible with surrounding densities.
CZ09-1387	Kathy Galli	Bee's Nest, LLC	454 Severn Road	Severna Park, MD 21146	31	378, 15	District 5	Severna Park	R1	Marina Boatyard	MC	Change to MA2.	This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The Bee's Nest Marina is an established commercial marina. Do not support MC as it would allow more intense uses than what currently exists.
CZ09-1428	Richard Polm	Richard Polm	1441 Sharps Point Road	Annapolis, MD 21409	46	204, 346	District 5	Broadneck	RLD & OS	Residence & open land	RA	No change.	There is no demonstrated reason to downzone these properties from RLD to RA as they are part of a larger contiguous RLD area. The property is located in the RCA Critical Area overlay and is therefore limited to a density of one unit per 20 acres.
CZ09-1438	David W. & Rose D. Canty	David W. & Rose D. Canty	602 Knollwood Road	Severna Park, MD 21146	31	38 (lots 26-30, Blk 18)	District 5	Severna Park	R5	Residential	Residential to allow subdivision	No change.	These properties are zoned consistently with the surrounding R5 area in an established community of single family homes. There is no basis for rezoning of these lots.