

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

Ref. No.	Property Number/Street	Property City, State, Zip	Tax Account(s)	Tax Map	Tax Parcels	Property Owner Name	Council District	Planning Area	Current Zoning	Current Use of Property	Related Application Number(s)	Recommendation	Reason
2-1	908 Reece Road	Severn, MD 21144	400090024145	14	251	MJ Holdings Enterprises LLC	District 2	Severn	C1 & R2	Auto repair & storage	CZ09-1268	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.
2-2	7760 & 7756 Baltimore Annapolis Boulevard	Glen Burnie, MD 21060	375512590300; 375509068500	16	757 (lots 1-3, Sec.C & lots 4-6, Sec.B)	Snowy River Farm LLC; Olympos LLC	District 2	Glen Burnie	R5	Service station/convenience store and restaurant	CZ09-1319	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, convenience store and a carryout restaurant.
2-3	756 & 750 Old Stevenson Road	Severn, MD 21144	400001718500; 400090050916	15	370, 705	Russel and Renee Bear; Brian Sousa	District 2	Severn	R5	Residential	CZ09-1333	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.
2-4	710 Aquahart Road	Glen Burnie, MD 21061	300090073805	9	240 (lot 2)	Arundel Christian Church	District 2	Glen Burnie	R22	Church	CZ09-1257	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.
2-5	111 & 113 Range Road	Glen Burnie, MD 21061	300090078455; 300090078456	9	240 (lots 3, 4)	Douglas Brice; Robert Rice	District 2	Glen Burnie	R22 & R5	Residence	n/a	Change to R5	Rezone the R22 portion of these lots to R5 to eliminate the split-zoning on the properties which contain single family dwellings.
2-6	428 & 432 George Clauss Boulevard	Severn, MD 21144	457790229384; 457790229383	15	560 (lots 13, 12)	BL Quarterfield Associates, LLC; Anne Arundel County	District 2	Severn	W1	Vacant lot	CZ09-1407	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. Include lot 12 for uniformity (contains a county pump station).
2-7	Cohansey Trail	Glen Burnie, MD 21061	400090018711	15	339	Cohansey Village Partnership	District 2	Glen Burnie	C2 & R15	Undeveloped	CZ09-1226	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.
2-8	7733 Telegraph Road	Severn, MD 21144	400004426100; 400004031050	14	35 (PT 001), 581	Pickwick Manor Inc.; Nan Marc Investment Corp.	District 2	Severn	R1 & C1	Mobile home park & vacant parcel	CZ09-1194	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.
2-9	Arundel Avenue, Bertman Ave., Jeffrey Ave., Dorsey Road, Howard Street, Arundel Avenue, & Center Street	Glen Burnie, MD 21061	Multiple tax accounts	9	547 & 67 (multiple lots, Blocks A,B,C,H,J,K,M,N,O,P, R and p/o Blocks D,E,F,G,S)	Park 100 Limited Partnership and multiple property owners	District 2	BWI/Linthicum	W1	Contractors, equipment storage, residences, vacant lots	CZ09-1017; CZ09-1063; CZ09-1101; CZ09-1111; CZ09-1181; CZ09-1197; CZ09-1408	Change to W2	Rezone these 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.
2-10	501-612, 1411 Jones Road; 534-536 Queenstown Road; Wall Road	Severn, MD 21144	Multiple tax accounts	9	Parcels 3, 6, 527, 116, 117, 158, 7, 425, 423, 434, 431, 9, 8, 426, 5, 513, 512, 514, 4, 532, 432, and W1 portions of Parcels 97, 99, 98, 127, 60, 96, 156.	538 Jones Road LLC; Metropolitan United Methodist Church; Michael O'Hare; Troy Singletary; Avis Anderson; Michael Bell; Quentin Bolden; Perlina Pearson; Wallace Enterprises LLC; Craig Mercier; Phillip Small; John R. Williams; MD Aviation Admin.; James L. Williams; Evon Hallman; Thelma Burley; Carolia Clark Trustee; Gertrude Dailey; Robert Dailey; Walter Stawinski; David L. Williams; Brenda Williams; Charlotte McGutherie	District 2	Severn	W1	Contractors, equipment storage, residences, vacant parcels	CZ09-1427	Change to W2	Rezone these 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.

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2-11	8th Avenue	Glen Burnie, MD 21060	500010547600; 500017165400	9	47 & 57	Maisel Brothers Inc.	District 2	Glen Burnie	C3, R5 & OS	Concrete block manufacturing & related uses	CZ09-1199	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.
3-1	Ritchie Highway & Earleigh Heights Road	Severna Park, MD 21146	300090076034; 300090042660	23	217 (lot A), 179	Magothy Associates LLLP	District 3	Severna Park	C1 & R1	Shopping Center and vacant land	CZ09-1160	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.
3-2	812 Duvall Highway	Pasadena, MD 21122	338890028868	17	444 (lots 6-9)	Sukhdev Mahal	District 3	Pasadena/Marley Neck	R2	General and liquor store	CZ09-1203	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.
3-3	8450 Elvaton Road	Millersville, MD 21108	300011027901	16	882	Five Pumphrey's Partnership, LLC	District 3	Glen Burnie	R1 & OS	Convenience store (former Luckie's)	CZ09-1276	Change to C1 & OS	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.
3-4	899 Woods Road	Pasadena, MD 21122	300025961600	24	385	John Rothamel	District 3	Lake Shore	R1	Parking in support of adjacent restaurant; storage	CZ09-1382	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.
3-5	9001 Fort Smallwood Road	Pasadena, MD 21122	300013654200	17	291	Stella Kloss & Mary Helmstetter	District 3	Lake Shore	RLD	Commercial tavern	CZ09-1271	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.
3-6	7212 & 7214 Ft. Smallwood Road	Baltimore, MD 21226	300002458307	6	71	Edward Belloff	District 3	Pasadena/Marley Neck	C3 & R5	Liquor Store/Lot	CZ09-1039	Change to C3	This property is part of a small commercial hub at Fort Smallwood Road and Marley Neck Blvd. The parcel 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.
3-7	7966 Solley Road	Glen Burnie, MD 21060	300008954400	10	115	Parcel 115, LLC	District 3	Glen Burnie	C4	Vacant	CZ09-1129	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.
3-8	2704, 2708, 2710-2722 Mountain Road	Pasadena, MD 21122	338802638155; 338816895177; 338834194028	17	444 (lots 24-35, lots 36-40, Sec 113)	2708 Mountain LLC; 2704 Mountain LLC; CSD Properties	District 3	Pasadena/Marley Neck	C3 & R5	Commercial shopping center, vacant body shop	CZ09-1418	Change to C3	Move the C3 zoning line to the rear of Lots 24 to 40 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.
3-9	7942 Solley Road	Pasadena, MD 21122	300028957600	10	112	Hong Duong	District 3	Glen Burnie	W1	Residential	CZ09-1019	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.
3-10	2600 Mountain Road	Pasadena, MD 21122	338827458070	17	444 (lots 21-24, Sec. 114)	Jennie Rudacille & Antoinette Lucido	District 3	Pasadena/Marley Neck	C3 & C4	Used car sales and auto repair facility	CZ09-1075	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.
3-11	2309, 2313, 2317, 2319 Mountain Road	Pasadena, MD 21122	338822537049; 338810957800; 338803610105; 338823164600	17	446 (lots 13-36, lots 5-8 & 41-44, lots 1-4 & 45-48, lots 9-12 & 37-40, Sec 46)	2309 Mountain Road, LLC; Little Enterprises LLC; Timothy Schwoerer; Harold Phillips	District 3	Pasadena/Marley Neck	C3	Office for sale of granite counter tops, contractors business, outside storage	CZ09-1113; CZ09-1198	Change to C4	These properties are 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.

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3-12	2543 & 2545 Mountain Road	Pasadena, MD 21122	338814478805; 300028386000	17	160, 161	Dannet Properties LLC; Ronald Litchfield	District 3	Pasadena/Marley Neck	C3	Auto repair and service	CZ09-1138	Change to C4	There is a small cluster of highway commercial uses at the intersection of Mountain Road and East Shore Road, including these parcels. 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.
3-13	8944 Ft. Smallwood Road	Pasadena, MD 21122	300029483525	17	526	Pierce Property Management, LLC	District 3	Lake Shore	R2	Vacant dwelling	CZ09-1355	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.
3-14	7501 Brightwater Beach Road	Glen Burnie, MD 21060	314612978000	11	33 (lots 81 to 97)	Manns Management Service Inc.	District 3	Pasadena/Marley Neck	RLD	Marina	n/a	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 Hand Brothers Marina is an established light commercial marina.
3-15	700 East Shore Road	Pasadena, MD 21122	338812226308	17	600 (lots 4D, 4E)	Joyce S. Eurice	District 3	Pasadena/Marley Neck	R5	Marina	n/a	Change to MB	This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The site currently contains the Florida Marina and Boat Sales, a general commercial marina.
3-16	487 New York Avenue	Pasadena, MD 21122	335290037933	25	323	TBC Atlantic Marina LLC	District 3	Lake Shore	R2	Marina	n/a	Change to MB	This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The site currently contains a general commercial marina.
3-17	Aberfoyle Road	Gibson Island, MD 21056	335090019936	33	234 (parcel 3 of 20)	Gibson Island Corporation	District 3	Lake Shore	R1 & MA3	Marina & storage	CZ09-1204	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.
3-18	1421 Mirable Way	Pasadena, MD 21122	300020445900	17	257	John Piera	District 3	Lake Shore	R2	Vacant	CZ09-1305	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.
3-19	1130 Pasadena Yacht Yard Road	Pasadena, MD 21122	300008306200	17	8	Doetsch Family LLC	District 3	Pasadena/Marley Neck	R5	Marina	n/a	Change to MC	This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The site currently contains the Pasadena Yacht Yard, a heavy commercial marina.
3-20	500 Tanyard Springs Lane	Glen Burnie, MD 21060	379790223425	10	53 (lot 1)	U.S. Home Corporation	District 3	Pasadena/Marley Neck	C3	Undeveloped	CZ09-1224	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.
3-21	Solley Road, 7578 Solley Road	Glen Burnie, MD 21060	300002090305; 300021668200; 300013729800	11, 10	12, 11 (TM 11), 41 (TM 10)	U.S. Home Corporation; Chris Kopecky; MBM Property Management LLC	District 3	Pasadena/Marley Neck	W1	Undeveloped, residence	CZ09-1222	Change to R10.	The developers of the adjacent Tanyard Springs residential community have additional property in this area this is suitable for an expansion of that planned community. R10 zoning will be compatible with the adjoining zoning district. Also rezone Parcels 41 & 11 to R10 to form a more uniform district.
3-22	7992 & 7986 Long Hill Road	Pasadena, MD 21122	300000399003; 300090091650; 329800399002; 300029038435	16	225 (part of), 499, 317 (lot 7), 491, 492	George Cromwell, Trustee; MD State Highway Administration	District 3	Pasadena/Marley Neck	R1	Undeveloped	CZ09-1078	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.
3-23	Marley Neck Boulevard	Glen Burnie, MD 21060	300017162100	10	48	Browning-Ferris, Inc.	District 3	Pasadena/Marley Neck	W1	Vacant	CZ09-1130	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.
5-1	363 & 365 Ritchie Highway	Severna Park, MD 21146	300001901950; 300013824200	24	428, 734	Robert Yesker; Michael Souranis	District 5	Severna Park	R2	Carryout seafood establishment and vacant parcel	CZ09-1112	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.
5-2	507 West Drive	Severna Park, MD 21146	317001288945	31	38 (lots 37, 38, Blk 33)	Ann and Kenneth Fligsten	District 5	Severna Park	R5	Commercial Office	CZ09-1139	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.
5-3	8300 Ritchie Highway	Pasadena, MD 21122	300009158800	23	37	8300 Ritchie LLC	District 5	Severna Park	C1 & R1	Vacant	CZ09-1310	Change to C1	This is a correction of a split-zoned parcel on which the majority of the property is currently zoned C1.

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5-4	1837 St. Margarets Road	Annapolis, MD 21409	300090009635	46	52	Ester Dimonte c/o Innovative Properties Inc.	District 5	Broadneck	R1, C1	House and parking for adjacent store in C1 zone.	CZ09-1335	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.
5-5	8657 Veterans Highway	Millersville, MD 21108	300090050734	22	183	Steven Curtis	District 5	Severna Park	R2	Residential & contractor; inside storage of equipment.	CZ09-1289	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.
5-6	92 Ritchie Highway	Pasadena, MD 21122	300034381400; 300090081262	23	403, 554	Park at 90 Ritchie LLC	District 5	Severna Park	R1	Residential rental, commercial office	CZ09-1309	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.
5-7	1011 Skidmore Drive	Annapolis, Maryland 21409	300017511200	41	97	John Anthony Singleton Trust	District 5	Broadneck	RA	Unimproved property	CZ09-1026	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.
5-8	825 & 835 Ritchie Highway	Severna Park, MD 21146	300003184000; 300015694000	32	412, 422	Ritchie Way Ltd. Partnership; Dorothy Jones Trustee	District 5	Severna Park	R2	Car wash and auto service	CZ09-1032	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.
5-9	1500 Ritchie Highway	Arnold, MD 21012	300027605330	39	292	Shaivitz, LLC	District 5	Broadneck	C3, R2	Commerical, Vacant	CZ09-1296	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.
5-10	798 & 800 Ritchie Highway	Severna Park, MD 21146	300002979425; 300017892908	32	731 & 770	Leach Development Corporation	District 5	Severna Park	C3, C4	Sales & service of motorcycles & watercraft.	CZ09-1278	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.
5-12	454 Severn Road	Severna Park, MD 21146	300010768805; 300090215954	31	378, 15	Bee's Nest, LLC	District 5	Severna Park	R1	Marina Boatyard	CZ09-1387	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 property contains the Sappington Boat Yard, an established commercial marina. Do not support MC as it would allow more intense uses than what currently exists.
5-13	456 Severn Road	Severna Park, MD 21146	300026458600	31	414 (lots 28-32, part of 33)	Forked Creek Yacht Club, Inc.	District 5	Severna Park	R1	Yacht Club	CZ09-1120	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.
5-14	419 Alameda Parkway	Arnold, MD 21012	311501575041; 311501576100	33	70 (lots 40-43)	Belvedere Yacht Club, Inc.	District 5	Broadneck	R5	Private yacht club	CZ09-1187	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.
5-15	1656 Homewood Landing Road	Annapolis, MD 21409	300033298660	46	181	Whitehall Yacht Yard	District 5	Broadneck	R2	Marina	n/a	Change to MC	This zoning change will address the need to expand the county's maritime land inventory in suitable locations to support the marina industry. The Whitehall Yacht Yard, a heavy commercial marina, operates on the site.
5-16	305 & 301 College Parkway	Arnold, MD 21012	300090033124; 300090058102; 300090058101; 300090003396	39	326, 178, 177, 6	Bay Manor Real Estate Limited Partnership; College Parkway Baptist Church	District 5	Broadneck	R1	Nursing Care Facility, Church	CZ09-1385; CZ09-1386	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.
5-17	472, 474, 478, 470, 484 Jumpers Hole Road	Severna Park, MD 21146	300014592100; 300001941500; 300001941300; 300001937800; 300023567600; 300000477451	31 & 23	221, 222, 436 (TM 31); 156, 422, 357 (TM 23)	478 Jumpers Hole, LLC; James Haskell; Anne Arundel County	District 5	Severna Park	R2	Nursery, landscaping, residence, county pump station	CZ09-1280	Change to R5	A change to R5 zoning will permit residential development compatible with nearby residential densities. There is no demonstrated need to establish a commercial district at this location.