

**Appendix E. Adopted Comprehensive Zoning Changes in BWI/Linthicum Small Area**  
**Bill 17-04 Effective June 21, 2004**

Reference Number	200 Scale Map Grid	Location of Area	Tax Map & Parcels	Acres	SAP Land Use	Adopted Zoning Changes	Reason for Change
1	M4	Camp Meade Road at Light Rail crossing (north of Music Lane)	Map 4 - Parcels 557, 558, 559, 560, & 612	1.3	Commercial	R5 to SB	Residential uses are not the most appropriate for these parcels that abut the Light Rail crossing on Camp Meade Road. Several local small businesses and commercial uses exist along Camp Meade Road in this area.
2	M5, M6, N5, N6	Aviation Boulevard between Maple Ave. and Allwood Drive	Map 4 - 118, 124, 120, 181, 675 (lots 1A& 1B); Map 9 - Parcels 83, 84, 85, 108, 109, 110 & 529 (lot 53)	7.0	Commercial	R5 to SB	Residential uses are no longer the most appropriate use along this segment of Aviation Boulevard due to airport traffic and noise.
3	M5, M6, N5, N6	7068 and 7030 to 7034 Aviation Boulevard	Map 4 - Parcel 952 (lot 8A); Map 9 - Parcel 529 (lots 4, 5, & 62)	1.5	Commercial	R5 to C1	Residential uses are not the most appropriate use at this location due to airport traffic and noise.
4	L2, L3	West Nursery Road @ Baltimore Washington Parkway	Map 3 - Parcel 16; Map 4A - Parcels 57, 8, & part of 7	44	Industrial & Commercial	W3 & R1 to W1 & C4	An Industrial Park district is more appropriate for these parcels given the character of the surrounding area and their location along the BW Parkway corridor. Commercial zoning along the road frontage(250' depth) will allow retail uses and services for the surrounding employment centers.
5	M2	Intersection of	Map 1 - Parcels 19, 20,	9.2	Commercial	W2 & W1	General Commercial zoning is

Reference Number	200 Scale Map Grid	Location of Area	Tax Map & Parcels	Acres	SAP Land Use	Adopted Zoning Changes	Reason for Change
		Hammonds Ferry Road & West Nursery Road	21, 22, 57, 165, 184, 185, 288, 290, 358, & part of 356			to C3	more consistent with the character of the surrounding area at the Hammonds Ferry Road / West Nursery intersection.
6	L4	Andover Road and Harrison Ave.	Map 4 - Parcels 99, 100, 108, 432, 866, 1079	9.5	Industrial	R1 to W1	Residential uses have been impacted by hotel and office park development along W. Nursery Road corridor. An Industrial Park district is more suitable for these parcels given the character of the surrounding area.
7	J6	Ridge Road and Old Stoney Run Road	Map 8 - Parcel 125	4	Commercial	C1 to C4	Character of area has changed significantly. Promote a wide range of commercial uses to serve new and planned development in the area.
8	M7, M8, N7, N8	Zachary Lane and Wilson Road south of Dorsey Road	Map 9 - Parcel 702 & Parcel 64 (lots 1 to 16, 1A, A to K, and D1 to D3)	76	Industrial	R2 and W1 to W2	Properties fall within the Airport Noise Zone and abut Interstate 97. There is a limiting amount of acreage for light industrial uses in the area.
9	N5	B&A Boulevard and Orchard Road north of Ferndale commercial district	Map 4 - Parcel 117 (lots 4 to 11, Block J)	0.8	Medium Density Residential	R5 to R10	Allow for additional townhouse development between commercial district to the south and townhouse complex to the north.
10	J7	Ridge Road at New	Map 8 - Parcel 192 (lot	6	Industrial	W1 to W2	Promote redevelopment of

Reference Number	200 Scale Map Grid	Location of Area	Tax Map & Parcels	Acres	SAP Land Use	Adopted Zoning Changes	Reason for Change
		Ridge Road	B)				former junkyard site.
11	K3	Furnace Road at River Road	Map 3 - Parcels 197 & 136	21	Industrial	R1 to W1	Provide additional opportunity to meet the increasing demand for business park development near BWI Airport and BW Parkway.
12	L4	West Nursery Road south of Andover Road	Map 3 - Parcels 204 & 205	1.7	Industrial	W1 to C1	Allow new local commercial uses to serve the surrounding employment centers.
13	N6	B&A Boulevard at I-97	Map 9 - Parcel 677	6.5	Industrial	W1 to W2	Promote continued use of property for light industrial operations currently located on the site.
14	K3	Furnace Road east of Old Elkridge Landing Road	Map 3 - Parcels 108 & 147	0.7	Industrial	W1 to R1	Owners desire to retain existing residential use on the property.
15	M3	Hammonds Ferry Road north of Kingwood Road	Map 4A - Parcel 28 (8.42-acre Reserve Parcel)	7	Medium Density Residential & Natural Features	R5 & OS to R2 & OS	Protect environmentally sensitive and flood-prone areas. Correct mapping error of Open Space zone line.