

Appendix F. Adopted Comprehensive Zoning Changes in Glen Burnie Planning Area
Bill No. 71-05 Effective December 25, 2005

Reference Number	200 Scale Map Grid	Location of Area	Tax Map & Parcels	Acres	SAP Land Use	Adopted Zoning Changes	Reason for Change
1	O7, O8, P8	Ritchie Highway between B&A Blvd. & Fifth Ave.	TM 9I – P.111-119	11	Town Center	C3 & C4 to TC	Encourage a mix of uses at a higher density to create a gateway to Glen Burnie Town Center and increase diversity of the Town Center area.
2	Q4, R4	East Ordnance Road	TM 5 – P.52	7	Industrial	W1 to W2	Light industrial use will be compatible with the character of the surrounding area.
3	O10	Crain Highway South at East Park Plaza	TM 15 – P.941 (Units A-E)	0.5	Commercial	R22 to C3	Recognize existing commercial use fronting on a highway in a regional commercial area.
4	Q9	Properties fronting on Ritchie Highway between Marley Station Road & Sandsbury Ave.	TM 16 – P.374; P.329, Blk.A, lots 1-6	1.7	Commercial	R5 to C1	Residential uses are not the most appropriate for these properties. They have access only from Ritchie Highway and are located across from a major retail mall.
5	N9, O9	Quarterfield Road at MD 100	TM 15 – P.179, 850-853	1.8	Commercial	R5 to C1	Local commercial use will be more compatible with surrounding area.
6	N10	Crain Highway near I-97	TM 15 – P.476, 152	2.2	Commercial	R22 to C4	Recognize existing commercial uses fronting on a highway in a regional commercial area.

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7	P3, P4, Q4	Arundel Corporation Road	TM 5 – P.69, 255, 70	20.8	Industrial & Natural Features	C2/W1/OS to C4/W2/OS (P.69); W1 to C4 (P.255); W1/OS to W2/C4/OS (P.70)	Recommended zoning is consistent with the existing uses and character of this area, which include repair and storage of construction equipment.
8	Q7	Marley Creek Marina on Leymar Road	TM 10 – P.278, lots 34R-37R	1	Maritime	R5 to MB	Support continued operation of long-standing marina.
9	R8	Marley Neck Boulevard	TM 10 – P.100	15	Low-Medium Density Residential	W1 & R10 to R5 & R10	Allow residential development compatible with the surrounding area.
10	O7, O8, P7	Baltimore Annapolis Blvd. at Ritchie Highway	TM 9 – P.344, lot 1	1.1	Commercial	C4 to C3	Change reflects present use and preserves C3 use at this gateway to the Town Center.
11	O7	Properties on Central Ave. near Oak & B St.	TM 9F – P.270-275	1.5	Medium Density Residential	TC to R5	Return properties to their prior zoning and provide a buffer between commercial and residential areas.
12	O10, O11, O12	Old Mill Middle & High Schools & Rippling Woods Elementary School	TM 15 – P.1040	172	Government / Institutional	OS to R5	County educational facilities are generally zoned consistently with residential uses in the surrounding community.
13	N10, O10	East Park	TM 15 – P.638	30.8	Natural Features	R5 to OS	County-owned park properties are to be zoned as Open Space.
14	N10	Elizabeth Road Park	TM 15 – p/o P.143	4	Natural Features	R5 to OS	County-owned park properties are to be zoned as Open Space.

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15	O5	Pleasantville Park	TM 4 – P.127	13.5	Natural Features	R5 to OS	County-owned park properties are to be zoned as Open Space.
16	Q4	Bachman Sports Complex on East Ordnance Road	TM 5 – P.14, p/o lot 1 & Reserve Parcel	51	Natural Features	W1 to OS	County-owned park properties are to be zoned as Open Space.
17	Q5	Sullivan Park at end of Dover Road	TM 5 –P.389, Sect.1	3.5	Natural Features	W1 to OS	County-owned park properties are to be zoned as Open Space.
18	O7	13 First Avenue SW	TM 9F – P.168, lots 9 to 11, Blk.30	0.8	Medium Density Residential	R5 to R15	Permit condominium use in the existing building and create a transition from the Town Center to the adjoining residential neighborhood.
19	P8	7616 & 7620 Baltimore Annapolis Boulevard	TM 10 – P.384; P.5, lots 1-2	0.6	Commercial	C3 to C4	Recommended zoning is consistent with two long-standing automobile-related uses and with the commercial character in this area.
20	S10	224 & 230 Mountain Road	TM 16 – P.745, P.490	3.8	Commercial	C1 to C4	Recommended zoning is consistent with long-standing wholesale seafood and contractor operations and with other commercial uses at this highway intersection.
21	P7	Anon Lane, west side of MD 10	TM 10 – P.592	3.9	Natural Features	OS to R5	Allow potential development on portions of this private property that fall outside the floodplain.
22	O9	1701 Crain Highway South	TM 15 – P.450, P.418	1.7	Commercial and Medium Residential	C3/R5 to C3	Eliminate split-zoning on commercially-used property.

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23	Q9	Ritchie Highway at Marley Station Road	TM 16 – P.453	2.1	Commercial	C2 to C1	Map correction to reflect a previously approved administrative zoning change.
24	R8, S8	7956 Solley Road	TM 10 – P.113	12.8	Industrial	W1 to C3	Council amendment.
25	R8, R9, S8, S9	West of Solley Road	TM 10 – P.79	17.6	Industrial	W1 to R5	Council amendment.
26	R8	West of Solley Road	TM 10 – P.396	1.0	Industrial	W1 to C4	Council amendment.
27	R8	West of Solley Road	TM 10 – P.104	2.7	Industrial	W1 to C4	Council amendment.
28	S8, S9	7966 Solley Road	TM 10 – P.519, 114, 115	8.7	Industrial	W1 to C4	Council amendment.
29	S10	184 Mountain Road	TM 16 – P.769 & 812	0.7	Low-Medium Density Residential	R5 to C4	Council amendment. Adopted zoning is consistent with long-standing auto repair and sales operation.
30	Q8	Baltimore Annapolis Blvd. at Marley Neck Road	TM 10 – P.17, Lots 1 to 6, 1A, 90 to 93, Block X	0.7	Commercial	C1 & R5 to C3	Council amendment.
31	Q11	8130-34 Jumpers Hole Road	TM 16 – P.496 & 497	18.1	Low Density Residential	R1 to R5	Council amendment.
32	O8, O9	1308 & 1400 Crain Highway SW	TM 15 – P.846 & 1049	9.8	Commercial	C2 & C4 to C3	Council amendment.
33	P6, P7, Q6	Furnace Branch Road at Point Pleasant Road	TM 10 – P.555	2.6	Commercial	C2 to C3	Council amendment.

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34	P8	Bunch Avenue and Glen Oak Road	TM 10 – P.261, Lots 43 to 52, Block B	0.5	Medium Density Residential	R5 to C4	Council amendment. Adopted zoning is consistent with existing automotive-related operations.
35	P6	Ritchie Highway and Marie Avenue	TM 10 – P.187, Lot 16 and part of P.248	1.0	Medium Density Residential & Institutional	R5 & R1 to C4	Council amendment. Allow for expansion of existing automobile sales operation.
36	O7	A Street at Central Avenue	TM 9F – P.223, Lot 1, Block 33	0.28	Medium Density Residential	R5 to R10	Council amendment. Allow long-standing multifamily dwellings to remain as permitted uses.
37	P6	19-20 Jackson Avenue	TM 10 – P.400, part of Lots 24 to 27 and 2.86 acre parcel	3.9	Medium Density Residential & Natural Features	OS to R5	Council amendment. Allow development on portions of this private property that fall outside the floodplain.
38	Q7	7319 Margate Court	TM 10 – P.278, part of Lots 204 to 206	1.2	Medium Density Residential	R5 to C1	Council amendment. Eliminate split-zoning on commercially-used property.
39	O6	Dorsey Road / Eighth Avenue	TM 9 – part of P.152	2.56	Industrial	W2 to C4	Council amendment.
40	O7	7328 Ritchie Highway	TM 9F – P. 7 & 9, Lots 5015 to 5018	0.7	Town Center	C3 to C4	Council amendment. Allow existing boat sales and storage operation to remain as a permitted use.

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41	P11, P12, Q11, Q12	Between Elvaton Road and Obrecht Road	TM 16 – P.703, 279, & 274, Lots 1 to 4; TM 23 – part of P.141 & 615	85	Low Density Residential	R1 to R2	Council amendment.
42	P8	Baltimore Annapolis Blvd. at Harding Road	TM 10 – P.72 & P.261, Lots 1 to 4, Block A	0.6	Medium Density Residential	R5 to C4	Council amendment. Extend highway commercial zone on B&A Blvd. to include existing auto service operation.