

**APPENDIX B**  
**Comprehensive Zoning Applications in Jessup/Maryland City Small Area (Updated 5-04)**

Ref. #	GRP	Applicant Name	Property Street Address	Tax Map	Parcel	Lot	Acres	Current Use	Current Zoning	Zoning Request	Draft Plan Rec.	Adopted Comp. Zoning	Rationale
JMC023	AJ	Thomas Caspar	8131 Brock Bridge Road	13	39	3 to 9	0.5	Auto repair / storage	W2	W2	W2	W2	Withdraw proposal for Mixed Use. There is an existing industrial character that appears to be long-term and the uses would become nonconforming; the County has a limited supply of this type of industrial land; the area has poor access; there are noise and vibration concerns; strong opposition to Mixed Use by the property owners
JMC025	AJ	Robert Wheeler	Broadway Street	13	39	19, 21-23, 163	0.42	Industrial	W2	W2	W2	W2	See rationale for JMC023 above.
JMC026	AJ	Burger Corporation	Fayette & Lexington Streets	13	39	28-34, 71-79	2.44	Brass manuf.	W2	W2	W2	W2	See rationale for JMC023 above.
JMC027	AJ	Charles and Marie Burroughs	8211 Washington Street	13	39	66-70, 80-83	0.75	Residential	W2	W2	W2	W2	See rationale for JMC023 above.
JMC028	AJ	Charles and Iona Flynn	Market Street	13	39	139-141, 153-156	0.58	Vehicle storage	W2	W2	W2	W2	See rationale for JMC023 above.
JMC029	AJ	Efrain Larenas	8210 Main Street	13	39	185-187	0.27	Industrial	W2	W2	W2	W2	See rationale for JMC023 above.
JMC030	AJ	Felix King	8211 Brock Bridge Road	13	233		2	Equipment storage	W2	W2	W2	W2	See rationale for JMC023 above.
JMC044	AJ	Tarmac Minerals, Inc.	8110 Brock Bridge Road	13	194		7.31	Concrete manufacture and distribution	W2/W3	W2/W3	W2/W3	W2/W3	See rationale for JMC023 above.
JMC045	AJ	Edward Gunter	8139 Market Space Street	13	39	171-172	0.16	Salvage recycling	W2	W2	W2	W2	See rationale for JMC023 above.
JMC051	AJ	James Fisher	8204 Main Street	13	39	179-180	0.17	Residential	W2	W2	W2	W2	See rationale for JMC023 above.

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JMC059	AJ	Frank Robbins	8208 Main Street	13	39	170, 173-177, 181-184	0.83	Equipment storage	W2	W2	W2	W2	See rationale for JMC023 above.
JMC060	AJ	Mario Machado	8219 Baltimore Street	13	39	1, 90, 92-94, 242-254	1.83	Equipment yard	W2	W2	W2	W2	See rationale for JMC023 above.
JMC061	AJ	Americo Oliveira	Main Street	13	39	212-220	0.67	Industrial	W2	W2	W2	W2	See rationale for JMC023 above.
JMC062	AJ	Willard & Lawanda McVicker	Washington and Lexington Streets	13	39	95-104, 123-127	1.3	Commercial	W2	W2	W2	W2	See rationale for JMC023 above.
JMC063	AJ	Robert Flores	8207 Washington Street	13	39	105-109, 114-122	1.1	Contractor yards	W2	W2	W2	W2	See rationale for JMC023 above.
JMC064	AJ	Lewis Davenport	Baltimore Street	13	39	221-241, 255-261	3.05	Landscaping / storage	W2	W2	W2	W2	See rationale for JMC023 above.
JMC065	AJ	Frederick & Novella Harman	8151 Brock Bridge Road	13	39	24-27	0.33	Industrial	W2	W2	W2	W2	See rationale for JMC023 above.
JMC066	AJ	Konterra Ltd. Partnership	8130 MD Route 32	13	195, part 1 of 4		381	Sand & gravel mining	W2/W3	W2/W3	W2/W3	W2/W3	See rationale for JMC023 above.
JMC074	AJ	Carl Holden	8137 Brock Bridge Road	13	39	10 to 16	0.67	Materials storage	W2	W2	W2	W2	See rationale for JMC023 above.
JMC022	BP	Paul Rappaport	7871 Max Blobs Park Road	13	35		14.45	Self-storage facility	C4 / R1	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas. Eliminate split zoning.
JMC048	BP	Harry & Helga Williamson	2733 Annapolis Road	13	37 & 48		3.5	Liquor store/bar	C4	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas.

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JMC049	BP	Frank Rhodes	2739 Jessup Road	13	249	2	1.12	Crown gas station	C4	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas.
JMC050	BP	Frank Rhodes	7807 Ballentines Way	13	249	3	1.1	Outside storage	C4 / R1	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas. Eliminate split zoning.
JMC055	BP	Wayne & Mary Pope	7808 Ballentines Way	13	249	4	2.24	Storage	C4 / R1	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas. Eliminate split zoning.
JMC057	BP	Katherine Eggerl Ltd. Partnership	Max Blobs Park Road	13	70	1 to 10	250	Residential / restaurant	R1/C3	MXD-R	MXD-R	MXD-R & C3	Large area of undeveloped land would provide greater benefits to area if developed as mixed use. Majority of land owners support change.
JMC073	BP	Motiva Enterprises, L.L.C.	2631 Annapolis Road	14	473		0.88	Auto filling station	C3	C3	C3	C3	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas.
JMC076	BP	Edwin Siemasko	2723 Annapolis Road	13	9		1	Residential	C4	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas.
JMC089	BP	Joyce Hand	7967 Blobs Park Road	13	70	5	1	Residential	R1	R1 or RLD	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use. Majority of land owners support change.

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JMC090	BP	Ridgeview Associates Ltd. Partnership	Annapolis Road at Rockenbach Road	14	156	1 & 2	22.86	Shopping center	C3	C3	C3	C3	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas
JMC091	BP	Jessup Volunteer Fire Dept., Inc.	7891 Max Blobs Park Road	13	11		1.81	Fire Station	C4	C4	C4	C4	Withdraw proposal for Mixed Use. Limit the acreage of mixed use to the existing R1 Zoned property. No support from property owners to rezone commercial areas
JMC092	BP	Eleanor Raab & E. Dockery	7965 Blobs Park Road	13	70	4	1.1	Residential	R1	R1	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use. Majority of land owners support change.
JMC097	DM	Maryland Aviation Administration	1760 Dorsey Road	8	55		2.08	Vacant	W1/OS	W1/OS	W1/OS	W1/OS	Withdraw proposal for Mixed Use due to physical site constraints, access to Station and Airport Noise Zone issues
JMC098	DM	Maryland Aviation Administration	1776 Dorsey Road	8	411		0.42	Vacant	W1/OS	W1/OS	W1/OS	W1/OS	Withdraw proposal for Mixed Use due to physical site constraints, access to Station and Airport Noise Zone issues
JMC009	CH	William Perrey	2883 Jessup Road	13	157	4 & 5	2.77	Residential	R1	MXD-R	R1	R1/SB	Permit small-scale businesses in transition area. (SAP Amendment 2)
JMC010	CH	Fred Allen	Brock Bridge Road	13	10	1	1.71	Vacant	R1	R1	R1	R1	Withdraw Mixed Use proposal; limit Mixed Use to the area south of MD 175 and east of Brock Bridge Rd
JMC011	CH	Henry Allen	Brock Bridge Road	13	90		5.53	Vacant	R1	R1	R1	R1	Withdraw Mixed Use proposal; limit Mixed Use to the area south of MD 175 and east of Brock Bridge Rd

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JMC015	CH	Sarah Shannon	Jessup Road	13	169		0.98	Vacant	R1	MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC016	CH	Sarah Shannon	7807 Brock Bridge Road	13	205		8.79	Open Land	R1	MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC017	CH	Sarah Shannon	2839 Jessup Road	13	133		3	Residential	R1	MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC018	CH	Sarah Shannon	2835 Jessup Road	13	132		2	Residential	R1	MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC019	CH	Sarah Shannon	Sellner Road	13	69		4.86	Residential	R1	MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC020	CH	Sarah Shannon	2853 Jessup Road	13	168		0.99	Residential	R1	MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.

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JMC021	CH	Arbitrage Land Ltd. Partnership	7823, 7855, 7835, 7891 Brock Bridge Road	13	177; 180 (lots 2-3); 181 (lot 1R); 71		192	Vacant	R1	W1 / MXD-R	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC053	CH	Mary Link	7831 Brock Bridge Road	13	175		0.52	Residential	R1	R1	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC088	CH	Michael King	2899 & 2895 Jessup Road	13	153; 154		8.79	Fraternal Lodge	R1	MXD-R	R1	R1/SB	Permit small-scale businesses in transition area. (SAP Amendment 2)
JMC093	CH	Rondra Deem	2861 Jessup Road	13	164		1.07	Retail	C1	C4	MXD-R	MXD-R	Large area of undeveloped land would provide greater benefits to area if developed as mixed use; property owners / developer support change.
JMC095	CH	Kevin McPartland	2885 Jessup Road	13	156		4.7	Residential	R1	MXD-R	R1	R1/SB	Permit small-scale businesses in transition area. (SAP Amendment 2)
JMC001	JM	Warren Breitschwendt	8027 Old Jessup Road	13	2		0.75	Residential	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC002	JM	Kandi Dillard	2958 Jessup Road	13	4	2 to 4	2.41	Residential	R1	R1	R1	R1	Withdraw Mixed Use proposal.
JMC003	JM	John Moore	2964 Jessup Road	13	4	6	0.37	Residential	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC004	JM	Lillie Benner	2966 Jessup Road	13	4	7	0.37	Residential	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.

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JMC005	JM	Hector & Gladys Rocha	2972 Jessup Road	13	4	9 & 10	1.26	Commercial	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC006	JM	Hector & Gladys Rocha	2972 Jessup Road	13	4	11	0.5	Commercial	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC007	JM	Doris Berger Moore	2968 Jessup Road	13	247	9	6.8	Residential	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC008	JM	Columbia One Stop Inc.	2957 Jessup Road	13	104		9.76	Landscaping co.	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC054	JM	Bobby & Barbara Honaker	2970 Old Jessup Road	13	246		2.22	Residential	R1	MXD-T	R1	R1	Withdraw Mixed Use proposal.
JMC075	JM	Anthony Ruchak	2962 Jessup Road	13	4	5	0.71	Residential	R1	R1	R1	R1	Withdraw Mixed Use proposal.
JMC079	JM	Steven Scruggs	2952 Jessup Road	13	4	1	0.87	Residential	R1	R1	R1	R1	Withdraw Mixed Use proposal.
JMC083	JM	Lorraine Chinn	8037 E. Old Jessup Road	13	4	13 & 14	0.49	Residential	R1	R1	R1	R1	Withdraw Mixed Use proposal.
JMC012	JV	Wayne Duvall	2846 Jessup Road	13	265	25 & 26	1.44	Vacant	R1	C1	SB or C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development; allow for small-scale commercial in this area as it transitions to a more commercial center. (SAP Amendment 2)

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JMC013	JV	Wayne Duvall	2840 Jessup Road	13	198		1.13	Residential	R1	R1	SB or C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development; allow for small-scale commercial in this area as it transitions to a more commercial center. (SAP Amendment 2)
JMC014	JV	Mark Ryan	2838 Jessup Road	13	207		0.92	Residential	R1	R1	SB or C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development; allow for small-scale commercial in this area as it transitions to a more commercial center. (SAP Amendment 2)
JMC024	JV	Vernon Flint	2848 Jessup Road	13	265	24 & 27	0.87	Retail florist	C1/R1	C1	C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development. This is part of a proposed commercial center.
JMC046	JV	Kenneth Dennis	2894 Jessup Road	13	265	6	0.97	Residential	R1	R1	R1	SB	Permit small-scale businesses in transition area. (SAP Amendment 2)
JMC052	JV	Mary Link	2858 Jessup Road	13	265	19 & 32	0.92	Residential	R1	R1	SB or C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development; allow for small-scale commercial in this area as it transitions to a more commercial center. (SAP Amendment 2)

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JMC056	JV	Richard Harmon	2852 Jessup Road	13	265	22 & 29	0.92	Residential	R1	MXD-C	SB or C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development; allow for small-scale commercial in this area as it transitions to a more commercial center. (SAP Amendment 2)
JMC077	JV	Richard Hoyle	2924 Jessup Road	13	17		1.42	Residential	R1	SB	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC078	JV	Bobby McElroy	2933 Jessup Road	13	72		1	Residential	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC094	JV	Fred & Joan Steffens	2935 Jessup Road	13	148		1.74	Residential	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC099	JV	Jane & Mike Golightly	2945 Jessup Road	13	144		1.7	Residence	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC100	JV	Jo Ann Otis	2941 Jessup Rd.	13	145		0.44	Residential	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC101	JV	Dorothy Truitt	2911 Jessup Road	13	151 & 152		5.5	Residential	R1	SB	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC102	JV	Reed C. Coble	2934 Jessup Rd.	13	14		0.98	Residential	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.

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JMC103	JV	Roberta Travis	2926 Jessup Road	13	16		1.68	Multi-unit dwelling	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC104	JV	Jessup Improvement Association	2920 Jessup Road	13	57		0.82	Community Hall	R1	R1	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC105	JV	Jon Heckendorf	2927 Jessup Road	13	149		4.68	Residential	R1	SB	R1	R1	Withdraw proposal for Small Business in this area. Limit SB zoning to planned transition areas.
JMC107	JV	Thelma Miller	2834 Jessup Road	13	185 & 255		1.71	Residential	R1	C1	SB or C1	C1	Existing scattered commercial along this strip; no longer suitable for residential development; allow for small-scale commercial in this area as it transitions to a more commercial center. (SAP Amendment 2)
JMC032	PC	Russett Center Ltd. Partnership	BW Parkway and MD 198	20	18		17.18	Vacant	W1/C4/R1	C4	W1 / C4 / R1	C4	Commercial designation is consistent with current uses in this area. (SAP Amendment 3)
JMC033	PC	Gene Floyd	Myrtle Avenue	20	66		0.36	Vacant	W1	C4	W1	W1	No strong rationale for increasing highway commercial zoning in this area.
JMC034	PC	Gene Floyd	3421 Laurel Heights Avenue	20	28		5.97	Vacant	C4	C4	C4	C4	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC035	PC	Luther Bryan	Myrtle Avenue	20	30	3	5	Vacant	W1	MXD-E	W1	W1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.

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JMC036	PC	Lester Young, Sr.	Myrtle Avenue	20	55	18A	10	Truck storage and repair	W1	W3	W1	W1	No strong rationale for zoning to allow heavy industrial uses; surrounding area is zoned for industrial park or commercial use.
JMC037	PC	William King	3361 Laurel Ft. Meade Road	20	31 (part of)		0.31	Parking	W1	C4	W1	W1	No strong rationale for increasing highway commercial zoning in this area.
JMC038	PC	Charles Knight & Charles Knight, II	3285 Fort Meade Road	20	37 & 48		19.9	Mobile home park	W1	Request Withdrawn 12-10-03	W1	W1	Requested zoning is inconsistent with land use designation; area does not have infrastructure to serve medium density residential uses.
JMC039	PC	Thomas Waters, II	Laurel Ft. Meade Road	20	8 & 70		10.35	Undeveloped	W1	W1	W1	W1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC040	PC	Thomas Waters, II	Laurel Ft. Meade Road	20	7 & 16		39.63	Undeveloped	W1	W1	W1	W1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC041	PC	Thomas Waters, II	Laurel Ft. Meade Road	20	51	B & C	2.99	Undeveloped	C1	C1	C1	C1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC042	PC	Son Ho Yi	3248 Laurel Fort Meade Road	20	88		0.57	Auto repair/service	C1	MXD-E	C1	C1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC067	PC	Rudolph Tischer, Trustee	MD Route 198 at BW Parkway	20	47; 41; 95; 85; 20; 2; 19; 84; 89		29.5	Automotive sales	C4/W1	C4/W1	C4/W1	C4	Commercial designation is consistent with current uses in this area. (SAP Amendment 5)
JMC070	PC	Charles Gassman	3205 Fort Meade Road	20	86		2.16	Auto dismantling	W1	W2 or C4	W1	W1	No strong rationale for zoning to allow light industrial or highway commercial uses.

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JMC072	PC	Kun Woo Roh	3338 Fort Meade Road	20	14 & 62		1	Auto repair	W1	C4	W1	C4	Commercial designation is consistent with current uses in this area. (SAP Amendment 5)
JMC080	PC	Jose Yosvico	33410 New Laurel Ft. Meade Road	20	49 & 69		12.3	Vacant	C4	C4	C4	C4	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC081	PC	John Schuster	Laurel Heights Avenue	20	29	3	5	Unimproved	C4/W1	C4/W1	C4/W1	C4/W1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC082	PC	BRIT 198 LLC	New Laurel Fort Meade Road	20	44; 45; 40		99.38	Vacant	W1	W1	W1	W1	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC084	PC	Hung and Sue Tran	Laurel Fort Meade Road	20	31; 39; 74		3.28	Produce market	W1/C4	C4	W1/C4	W1/C4	No strong rationale for extending highway commercial zoning in this area.
JMC086	PC	William King	3361 Laurel Fort Meade Road	20	32		0.72	Auto body/repair	C4	C4	C4	C4	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC087	PC	William King	3361 Laurel Fort Meade Road	20	33		2.12	Parking	C4	C4	C4	C4	Withdraw proposal for Mixed Use due to uncertainties regarding provision of public infrastructure needs.
JMC106	PC	Winifred Elder	Laurel Fort Meade Road	20	53			Vacant	W1	RA	W1	W1	Requested zoning is inconsistent with land use designation and with surrounding zoning.
JMC043	RR	Curtis Warren	Green Lane	8	457		2.26	Vacant	W1	W1	W1	W1	Withdraw proposal to downzone to R1; area is within the Airport Noise Zone
JMC047	RR	Race Road Associates, LLC	Faulkner Road	8	25		11.54	Vacant	W1	W1	W1	W1	Withdraw proposal to downzone to R1; area is within the Airport Noise Zone

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JMC069	RR	Rosario Marinucci & Phillip Urquhart	Race Road	8	364; 430; 482		8.8	Vacant	W1	W1	W1	W1	Withdraw proposal to downzone to R1; area is within the Airport Noise Zone
JMC085	RR	Cecil Tucker	Race Road	8	267		14	Vacant	W1/R1	W1	W1	W1	Withdraw proposal to downzone to R1; area is within the Airport Noise Zone. Eliminate split zoning.
JMC031	MI	Eul Yoon	8367 Brock Bridge Road	19	2		3.27	Single family home	R10	R10	R1	R1	Area adjoins Oxbow Natural Area and is suitable for low density residential development
JMC058	MI	Samuel & Mary Lou Hearn	North side of Brock Bridge Road	13, 13A	270		3	Vacant	OS	W2	OS	OS	Parcel is within the FEMA 100-year floodplain
JMC068	MI	Edmund Ritter	8271 Brock Bridge Road	13	243		6.5	Trucking terminal	R2	W2	R2	R2	Area is within an environmentally sensitive area.
JMC071	MI	Wayne & Sharon Duvall	7656 Race Road	13	130		8	Auto repair/towing	R1	C4	R1	R1	Character of the area is low residential
JMC096	MI	Carl Nanney	8298 Brock Bridge Road	13A	1 (part 2 of 2)		10.78	Industrial	OS	W2	OS	OS	Parcel is within the FEMA 100-year floodplain