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Broadneck Small Area Plan
Zoning Applications and Recommendations
April 1999

GROUP 1

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD091	Christine & C. Bradley Lawson	Fishpaws Ritchie Highway	219	1.6	C-3	C-3	C-1	Commercial	C-3	C-3
BRD092	Christine & C. Bradley Lawson	Fishpaws 954 Ritchie Highway	150	.27	C-3	C-3	C-1	Commercial	C-3	C-3

GROUP 2

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD095	Laurence Ray	Big Vanilla/ 1209 Ritchie Highway	429	5.4	R-1	C-3	C-2	Commercial	R-1	C2
BRD098	Carr & Carr Partnership	1212 Ritchie Highway	58	1.9	R-1	C-2	R-1	Low-Res	R-1	R-1

GROUP 3

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD108	Chris Watts	Ritchie Highway	359(2 of 2)	1.9	R-5	R-5	R-2	Low-Res	R-5	R-5
BRD109	Bruce Watts	Ritchie Highway	359(1 of 1)		24.1	R-5	R-5	R-2	Low-Res	R-5R-5

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BRD110	Frank & Effie Dawson	116 Collington Court	512	1.2	R-1	R-1	R-2	Low-Res	R-1	R-5
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GROUP 4

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD090	Arnold Medical Assoc.	1300 Ritchie Highway	101	8	R-1 w/Spec. Exception	C-2	R-1	Low-Res	R-1	R-1
BRD107	Edwin Fulton	1300 Ritchie Highway	101	8	R-1 w/Spec. Exception	C-2	R-1	Low-Res	R-1	R-1

GROUP 5

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD002	William Hemmer	Arnold Vet Hospital/ 164	1	R-1	R-1	C-2	Commercial	R-1		R-1

The County received 38 zoning applications requesting that this property remain R1. Applications are on file in the Office of Long Range Planning.

BRD001	Clarence & Margaret Jordan	The Jordan Property/ 1434 Ritchie Highway	163, 168,169, 167,266 170	5.64	R-1	C-3	C-2	Commercial	R-1	R-1
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The County Received 41 zoning applications that this property remain R1, and 2 applications requesting that this property be changed to C3. Applications are on file in the Office of Long Range Planning.

GROUP 6

<u>Current</u>	<u>Requested</u>	<u>OPZ</u>	<u>SAP L/U</u>	<u>PAB</u>	<u>Plan</u>
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<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Zoning</u>	<u>Zoning</u>	<u>Rec.</u>	<u>Rec.</u>	<u>Rec.</u>	<u>Rec.</u>
BRD100	Wayson's Landholdings, LLP	Broadneck Nursery/ 491 Ritchie Highway	67	6.3	R-1 Conditional Use	C-4	R-1	Low-Res	R-1	R-1

GROUP 7

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD069	William K. Forthofer & Charles S. Karmosky	Morris Property 1584 S. Ritchie Highway	190	1.53	R-1 Legal Non-Conforming	C-1	R-1	Low-Res	R-1	R-1
BRD089	Dale Horan	21 Arnold Road	183	.82	R-2	C-1	R-2	Low-Res	R-2	R-2

GROUP 8

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD086	Davis Press Repair, Inc.	Corner of Landon Lane	38	1.3	R-1	R-2	R-1	Low-Res	R-1	R-1

GROUP 9

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD093	John Lonergan, Jr.	Chesapeake Charter, Inc./424 Broadneck Road	93	39	RLD w/Use Variance	W2/OS	R-2	Low-Res	R-2	R-2
BRD056	Alfred Brown	435 Broadneck Road	236	1	RLD	R-2	RLD	Rural	RLD	RLD

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BRD057	Alfred Brown	437 Broadneck Road	121	3.5	RLD	R-2	RLD	Rural	RLD	RLD
BRD099	Pasadena Building Concepts, Inc.	259 S. Old Mill Bottom Road	179	3.8	RLD	R-1	RLD	Rural	RLD	RLD

GROUP 10

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD087	Estate of Gerrard Eckstein	South side of College Parkway near Broadneck Park	308	7	RLD	R-2	R-2	Low-Res	RLD	R-2

GROUP 11

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD088	Bryan Glorioso for G & H, LLC	Deep Creek Restaurant & Marina/ 1050 Deep Creek Avenue	37 Lots 93,94,95	.42	R-1/ Non-Conforming MA-2 Use	MA-2	MA-2	Low-Res	R-1	R-1

GROUP 12

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD097	St. Margaret's Farm	All of Kings berry Drive,	382	34	RLD	RLD	RLD	Low-Res	RLD	RLD

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Property Owners Assn. Bantry Court &
 (31 Property Owners) Westchester Court

GROUP 13

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD064	Arlen T. & Ruth D. Powers	Argonne Road (Meredith Homes)	005	2.41	RA	R-1	RA	Low-Res	RA	RA
BRD075	Keith T. & Teresa M. Ripley	1037 Skidmore Drive	76	2.89	RLD	R-1	RLD	Rural	RLD	RLD
BRD096	Thomas H. Herson	Spare Wheels, Inc./ 1007 Skidmore Drive	96	1.71	C-2	C-4	C-4	Commercial	C-4	C-4

GROUP 14

<u>Co. Application #</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
BRD094	Stonecrest, L.C.	1498 Jones Station Road	77	23.2	RLD	R-2	R-2	Low-Res	R-2	R-1

Comprehensive Zoning Recommendations

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>OPZ Rec.</u>	<u>SAP L/U Rec.</u>	<u>PAB Rec.</u>	<u>Plan Rec.</u>
College Village Center	Ritchie Highway	149	1.6	R-2	C-1	Commercial	C-3	C-3
Severn Commerce Ctr.	1244 Ritchie Highway	66	6.6	R-1	W-2	Industrial/ Commercial	W-2	W-2
Anne Arundel Co.	College Parkway Broadneck Park Extension	250,312,336 333,334,335	13	RLD	OS	Natural Feature	OS	OS
Colonial Manor	South of Broadneck Rd	p/o 142	6	RLD	R-2	Low-Res	RLD	R2
College Parkway	College Parkway	353,p/o 461	7.4	R-15	C-2	Commercial	C-2	C-2

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Professional Ctr.

Annapolis Bank & Trust	Cape St. Claire/ Route 50	375	.7	R-15	C-1	Commercial	C-1	C-1
The area that is bounded by College Parkway to the north, Jones Station to the East and Broadneck Road to the South		494, 366, 364, 57, 56 408, 93, 295, 91, 92, 84, 85, 87, 88, 89, 90, 255, 256, 354, 220, 51		RLD	R1	Low- Res.	RLD	R1