

Appendix H - Comprehensive Zoning Changes for the Severn Small Area

Bill No. 73-02 Effective December 5, 2002

Owners Name	Street Address	Tax Map	Parcel	Lot	Acreage	200 Scale Map	Previous Zoning	Adopted Zoning	Owners Request	Comments
1. Kirk Property										
Kirk Property Limited Partnership	Race Road	13	137		245.79	F8, G8, F9, G9	R1	MXD-E	No	
Kirk Property Limited Partnership	Race Road	13	196		5.06	F8, G8, F9, G9	R1	MXD-E	No	
2. Clark Road/ Watts Avenue Area										
Hanover Sportsman's Club Inc	Clark Road	14	596		25	G9, H9	R1	R5	Yes	
John A. Sefcik	Ridge Road	14	724		1.23	H9	R1	R5	No	
John A. Sefcik	7646 Watts Avenue	14	28		0.53	H9	R1	R5	No	
Annie Sewell	7642 Watts Avenue	14	2		3.62	H9	R1	R5	No	
Della Montgomery	Watts Avenue	14	567		1	H9	R1	R5	No	
J. Snowden and R. Snowden	7628 Watts Avenue	14	78		2	H9	R1	R5	No	
Emma and Melvin Burley, et al	7626 Watts Avenue	14	501		0.99	H9	R1	R5	No	
Jimmy and Thelma Phillips	7624 Watts Avenue	14	502		1	H9	R1	R5	No	
Elizabeth Carey, Darlene Stevenson, et al	7622 Watts Avenue	14	731		0.95	H9	R1	R5	No	
Thelma Phillips	7622 Watts Avenue	14	601		0.5	H9	R1	R5	No	
Emmaline Moore	7619 Clark Road	14	522		1.21	H9	R1	R5	No	
3. Watts Avenue/Clark Road/Ridge Road										
SEA Holding Company	7627 Watts Avenue	14	591		9.43	H9	R1	R22	Yes	
Eric Young	7630 Ridge Road	14	415		1.81	H9	R1	R22	No	
Tavenshire LC	Old Ridge Road	14	3		12.26	H9	R1	R22	Yes	
Charles Moore	7614 Watts Avenue	14	503		1.57	H9	R1	R22	No	
Steven Eutsler and Jennifer Clements-Eutsler	7608 Watts Avenue	14	334		1	H9	R1	R22	No	
Milagros Sonnier	7602 Watts Avenue	14	575		1	H9	R1	R22	Yes	
Harry J. Hampton	7622 Ridge Road	14	414		2.66	H9	R1	R22	No	
Luther and Delma Hebron	7610 Ridge Road	14	348		0.92	H9	R1	R22	No	

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Bill No. 73-02 Effective December 5, 2002

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3. Watts Avenue/Clark Road/Ridge Road con't										
State of Maryland Highway Administration	MD Route 100	14	742		0.01	H9	R1	R22	No	
State of Maryland Highway Administration	MD Route 100	14	738		0.21	H9	R1	R22	No	
Howard Parks, Jr.	7649 Watts Avenue	14	29		0.33	H9	R1	R22	No	
4. Ridge and Ridge Chapel Roads										
SWG and Associates LLC	Ridge Road	8	49		13.85	H8, H9	R2	R5	Yes*	* Property owner requested R15 zoning.
Harvey Scott, John Lippman, et al	Ridge Road	14	101		4.65	H8, H9	R2	R5	No	
Sarah Kim Lee	7615 Ridge Road	14	614		8.04	H8, H9	R2	R5	No	
State of Maryland Highway Administration	MD Route 100	14	739		0.28	H8, H9	R2	R5	No	
State of Maryland Highway Administration	MD Route 100	14	742		0.01	H8, H9	R2	R5	No	
State of Maryland Highway Administration	Ridge Road	8	662		3.77	H8, H9	R2	R5	No	
State of Maryland Highway Administration	Ridge Road	14	758		0.06	H8, H9	R2	R5	No	
Christopher Taylor	7628 Ridge Chapel Road	14	762		0.73	H9	R2	R5	No	
5. Lutkefedder Property										
Norman Lutkefedder, Andrew Krantz, et al	Harmans Road	14	750		15.63	J9	OS/C2	OS/C2	Yes	Adjustment of the flood plain area, slight increase in C2 area.

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Bill No. 73-02 Effective December 5, 2002

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6. Buckingham Nursery Property										
State of Maryland, Department of Transportation	Park Area	14	364		100.32	K8, K9	W1/OS	W1/OS	Yes	Additional OS zoning takes in the majority of the parcel dedicated to wetland mitigation.
7. MDOT/SHA Property										
State of Maryland, Department of Transportation	Park Area	14	572		4.95	K9	R1/OS	R1	Yes	Rezoned upland area to R1.
State of Maryland, Department of Transportation	Park Area	14	79		28.75	K9	OS	R1/OS	Yes	Rezoned upland area to R1.
8. Twin Oaks and Minnetonka Road										
National Railroad Passenger Co	Severn Sub Station	14	548		3.54	K9, K10	R1	R2	No	
John and Doris Ray	1246 Old Camp Meade Road	14	92		5.43	K10	R1	R2	No	
Michael McColgan	1084 Minnetonka Road	14	80		8.99	K9	R1/OS	R2/OS	No	
Aubrey Daniel	1083 Minnetonka Road	14	84		10	K9	R1	R2	No	
Jean Higinbotham	1224 Old Camp Meade Road	14	93		1.01	K10	R1	R2	No	
Powhatan and Susan Kehoe	1222 Old Camp Meade Road	14	371		1.02	K10	R1	R2	No	
Joseph Prusak, Sr.	Old Camp Meade Road	14	736		8.98	K10	R1	R2	No	
Joseph Prusak	1218 Old Camp Meade Road	14	372		0.5	K10	R1	R2	No	
Michael and Susan Cizek	1216 Old Camp Meade Road	14	193		1.05	K10	R1	R2	No	
Severn Methodist Parsonage	1214 Old Camp Meade Road	14	374		0.5	K10	R1	R2	No	
John and Amy Smith	7758 Twin Oaks Road	14	195		1	K10	R1	R2	No	
Judson and Faith Poland	7752 Twin Oaks Road	14	194		0.75	K10	R1	R2	No	
Bernice and Edw Leary	7750 Twin Oaks Road	14	97		0.75	K10	R1	R2	No	
Albert Allen, Jr.	7748 Twin Oaks Road	14	192		1	K10	R1	R2	No	
Melvin Mitchell	7746 Twin Oaks Road	14	191		1	K10	R1	R2	No	
Roger Arbogast	7742 Twin Oaks Road	14	96		0.99	K10	R1	R2	No	
Denzil and Margaret Arbogast	7740 Twin Oaks Road	14	95		0.92	K10	R1	R2	No	
Harold and Cheryl Williford	7728 Twin Oaks Road	14	190		2.97	K10	R1	R2	No	

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8. Twin Oaks and Minnetonka Road con't										
James Collins, Thomas Zentgraf, et al	7722 Twin Oaks Road	14	189		2	K9	R1	R2	No	
Ellsworth and Loretta Hinkle	7718 Twin Oaks Road	14	188		1.03	K9	R1	R2	No	
Jackie and Lydia Hinkle	7710 Twin Oaks Road	14	708		1.75	K9	R1	R2	No	
Ellsworth Hinkle	7714 Twin Oaks Road	14	708		1.15	K9	R1	R2	No	
Phillip Hinkle, Ellsworth Hinkle, et al	1063 Minnetonka Road	14	85		3.23	K9	R1	R2	No	
Jeannette White	1075 Minnetonka Road	14	85	1	1	K9	R1	R2	No	
James and Deborah Shifflett	7708 Twin Oaks Road	14	85	2	2	K9	R1	R2	No	
Paul and Christina Blough	1078 Minnetonka Road	14	81		1	K9	R1	R2	No	
Ronnie and Shirley Wood	1074 Minnetonka Road	14	82		0.36	K9	R1	R2	No	
Herbert and Sheryl Martin	1070 Minnetonka Road	14	544		6.31	K9	R1/OS	R2/OS	No	
Howard and Donna Jarrell	1066 Minnetonka Road	14	754		0.26	K9	R1	R2	No	
Steven and Sally Simpson	1064 Minnetonka Road	14	184		0.95	K9	R1/OS	R2/OS	No	
Winifred Kelley	1062 Minnetonka Road	14	356		1.57	K9	R1/OS	R2/OS	No	
William and Christina Hays	1060 Minnetonka Road	14	185		1.11	K9	R1/OS	R2/OS	No	
Judson and Faith Poland	1058 Minnetonka Road	14	357		1.32	K9	R1/OS	R2/OS	No	
William Bond, Jr.	1054 Minnetonka Road	14	358		1.06	K9	R1/OS	R2/OS	No	
William and Mary Kneller	1048 Minnetonka Road	14	359		1	K9	R1/OS	R2/OS	No	
Donald and Linda Harrington	1046 Minnetonka Road	14	25		0.88	K9	R1/OS	R2/OS	No	
John Lawson	1044 Minnetonka Road	14	25	2	0.74	K9	R1/OS	R2/OS	No	
Marvin and Barbara Frank	1042 Minnetonka Road	14	25	3	0.24	K9	R1/OS	R2/OS	No	
Norma Hogan	Minnetonka Road	14	25	4	0.24	K9	R1/OS	R2/OS	No	
Norma Hogan	1038 Minnetonka Road	14	25	5	1.26	K9	R1/OS	R2/OS	No	
John and Nina Beverly	Minnetonka Road	14	25	5	0.09	K9	R1/OS	R2/OS	No	
Carl and Anna Whitman	1035 Minnetonka Road	14	225		3.03	K9	R1/OS	R2/OS	No	
Edward and Laura Merson	1049 Minnetonka Road	14	87	1	0.92	K9	R1	R2	No	
Raymond and Linda Hanlin	1045 Minnetonka Road	14	87	2	1	K9	R1	R2	No	
David and Cheryl Smith	1043 Minnetonka Road	14	87	3	2.63	K9	R1	R2	No	
Chad Stellwagen and Julia Kline	854 Reece Road	14	196		0.64	K10	R1	R2	No	
Holly Avenue Investment Group LLC	Twin Oaks Road	14	557		10.3	K10	R1	R2	No	
Serge and Yvonne Danel	7725 Twin Oaks Road	14	202		1	K10	R1	R2	No	

Appendix H - Comprehensive Zoning Changes for the Severn Small Area

Bill No. 73-02 Effective December 5, 2002

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Frances Akers	1057 Minnetonka Road	14	542	1	1	K9	R1	R2	No	
8. Twin Oaks and Minnetonka Road con't										
Kenneth and Michele Wood	1059 Minnetonka Road	14	542	2	0.34	K9	R1	R2	No	
Raymond and Linda Blanchette	7705 Twin Oaks Road	14	542	3	0.61	K9	R1	R2	No	
Arthur Kinstler	7709 Twin Oaks Road	14	542	4	0.53	K9	R1	R2	No	
Donald and Grace Dirocco	7715 Twin Oaks Road	14	542	5	0.5	K9	R1	R2	No	
Barry Feelo	7723 Twin Oaks Road	14	542	6	0.61	K9	R1	R2	No	
Herbert and Shirley Hentschel	7713 Twin Oaks Road	14	542	7 & 8	1.31	K9	R1	R2	No	
Philip Newcomb, Jr.	1055 Minnetonka Road	14	424		0.42	K9	R1	R2	No	
Lewis Kelly, III	844 Reece Road	14	98	1	8.18	K10	R1	R2	No	
James Bauer	1047 Minnetonka Road	14	370		0.22	K9	R1	R2	No	
Cheryl Booker	1048 Old Camp Meade Road	14	390		0.2	K10	R1	R2	No	
9. Small Business District										
David Perticone	825 Reece Road	14	254		0.82	K10	R2	SB	No	
Niles and Louise Maroney	829 Reece Road	14	253		0.32	K10	R2	SB	No	
Joaquin and Lidia Lopez	831 Reece Road	14	650	E	0.46	K10	R2	SB	No	
Judith and John Smiechowski	837 Reece Road	14	252	D	0.65	K10	R2	SB	No	
Lois Tuck	839 Reece Road	14	651	C	0.4	K10	R2	SB	No	
Donald and Gabriele Macdonald	845 Reece Road	14	250	B	0.49	K10	R2	SB	No	
Preston and Charlene Hood	847 Reece Road	14	710	A	0.36	K10	R2	SB	No	
Frank Piscioti	849 Reece Road	14	249		0.38	K10	R2	SB	No	
Alphonso and Wanda Sharps	848 Reece Road	14	633		0.41	K10	R1	SB	No	
Thomas and Deborah Dove	852 Reece Road	14	571		0.5	K10	R1	SB	No	
10. Severn Village Commercial										
Benjamin Smith, Robin Oliver, et al	7833 Telegraph Road	14	579		1.47	K10	R2	C3	Yes	
Ronald and Carol Sappington	821 Reece Road	14	421		0.36	K10	R2	C3	No	
Ronald and Carol Sappington	Reece Road	14	653		0.64	K10	R2	C3	No	
Severn Korean Baptist Church	7836 Telegraph Road	14	59		2	K10	R1	C3	No	
Kathleen and Calvin Evans	7834 Telegraph Road	14	418		2.33	K10	R1/OS	C3	Yes	

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Bill No. 73-02 Effective December 5, 2002

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Lonny and Melissa Kelly	820 Reece Road	14	98	2	7.78	K10	R1/OS	C3	Yes	
10. Severn Village Commercial con't										
Martin Severn LLC	7810 Horwath Lane	14	468		1.22	K10	R2	C3	No	
Martin Severn LLC	Horwath Lane	14	468		0.14	K10	R2	C3	No	
Charles and Joan Boyer	771 Old Donaldson Avenue	14	402		0.64	K10	R2	C3	No	
Helen Crawford	Donaldson Avenue	14	407		0.49	K10	R2	C3	No	
Helen Crawford	763 Donaldson Avenue	14	400	K	0.97	K10	R2	R5/C3	No	approx. .5 acres is now zoned R5 and .5 acres is now zoned C3
Michael Stevers	7803 Faulkner Road	14	58	F1	1	K10	R2	C3	No	
Harrison Gaither	755 Old Donaldson Avenue	14	61		0.5	K10	R2	C3	No	
Crown Atlantic Co LLC	750 Old Donaldson Avenue	14	212		1.7	K10	R2	C3	No	
Randy and Terri Wadsworth	7817 Clark Station Road	14	60		2.88	K10	R2	C3	No	
Homer Wolfe	735 Donaldson Avenue	14	636		3.73	L10	R2	C3	No	
Hans Pfeiffer	7827 Clark Station Road	14	701		0.34	K10	R2	C3	No	
Austin Layman	Donaldson Avenue	14	702		0.93	K10	R2	C3	No	
Zelda Eldridge	740 Donaldson Avenue	14	211		1.06	K10	R2	C3	No	
Gilbert Johns	724 Old Donaldson Avenue	14	384		1.2	L10	R2	C3	No	
William Arbogast	720 Donaldson Avenue	14	386		0.77	L10	R2	C3	No	
William Arbogast	Donaldson Avenue	14	375		0.2	L10	R2	C3	No	
Baltimore American Savings Bank	Old Donaldson Avenue	15	1103		0.03	L10	R2	C3	No	
Diana Jones	725 Donaldson Avenue	14	433		2.5	L10	R2	C3	No	
Tracy Marks	737 Donaldson Avenue	14	65		1.2	L10	R2	C3	No	
Security Title Guarantee Corp of Baltimore	Old Donaldson Avenue	15	110		0.05	L10	R2	C3	No	
William and Joyce Lay	753 Old Donaldson Avenue	14	433		0.64	K10	R2	C3	No	
Carole Danner	734 Donaldson Avenue	14	49		1	L10	R2	C3	No	
11. Severn Village Residential										
Arden Parsons	7844 Clark Station Road	14	345		1	K10	R2	R5	No	
Patrick and Roberta Boyle	7836 Clark Station Road	14	401	C	1	K10	R2	R5	No	
Robin Harton	7828 Clark Station Road	14	469	D	0.66	K10	R2	R5	No	

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Bill No. 73-02 Effective December 5, 2002

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National Railroad Passenger Co		14	62		2.42	K10	R2	R5	No	
11. Severn Village Residential con't										
William and Dorothy Feaga	7815 Faulkner Road	14	344		1.07	K10	R2	R5	No	
Robert Jackson	7813 Faulkner Road	14	590	G	1.49	K10	R2	R5	No	
Helen Crawford	Telegraph Road	14	405		0.49	K10	R2	R5	No	
CL Payne and Associates	406 Faulkner Road	14	406		1	K10	R2	R5	No	
Earl White	7816 Faulkner Road	14	66	H	1	K10	R2	R5	No	
Helen Crawford	Telegraph Road	14	403	A	0.75	K10	R2	R5	No	
Ronald Arnold, Sr and Janet Busick	7875 Telegraph Road	14	404		0.92	K10	R2	R5	No	
Salvatore Holden	7881 Telegraph Road	14	411		0.52	K10	R2	R5	No	
Virginia Wassell, Trustee	7885 Telegraph Road	14	412		0.52	K10	R2	R5	No	
12. Nick and Nani's										
Nani Stanco and Nick Stanco, Jr.	7940 Telegraph Road	14	331		2.26	K11	R2	C1	Yes	
13. Grimm Road										
1450 Grimm Road Associates, LLC	1450 Grimm Road	15	10		8.86	K12	R2	W1	Yes	
14. Hays Horse Farm										
Mary Hays	8 Burns Crossing Road	21	193		4.17	L12	R5/OS	R2/OS	Yes	
15. Eberle Gas Station										
Frank Eberle	8272 Quarterfield Road	22	348		0.61	L12	C1	C4	Yes	Reinstate the C4 zoning that the property owner had prior to 1989.
16. Quarterfield & WB & A										
James and Lucy Carrigan	8265 W B & A Road	22	253		1	L12	C1/R5	C1	Yes	Resolve split zoning situation by making entire parcel C1.
Lucky's Convenience Markets Inc	8290 Portsmouth Drive	22	551		0.65	L12	C1/R5	C1	No	Resolve split zoning situation by making entire parcel C1.

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Bill No. 73-02 Effective December 5, 2002

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17. Stevenson/Old Stevenson										
GBB Properties, Inc	751 Old Stevenson Road	15	706		0.84	N11	R2	C1	Yes	
Carlotta Bear	755 Old Stevenson Road	15	708		0.22	N11	R2	C1	No	
Carlotta and Russell Bear	Stevenson Road	15	1106		0.06	N11	R2	C1	No	
18. Quarterfield Road /Elmhurst Road										
William Travillian	7863 Quarterfield Road	15	1035		0.38	N9	C1	C3	No	
William Travillian	7865 Quarterfield Road	15	1036		0.49	N9	C1	C3	No	
HCH Properties Inc	Quarterfield Road	15	685		1.24	N9	C2	C3	Yes	
HCH Properties Inc	Quarterfield Road	15	382		0.49	N9	C2	C3	Yes	
Peter Clark	7861 Quarterfield Road	15	383		2.27	N9	C2	C3	Yes	
Levenia Gaither	7859 Quarterfield Road	15	588		0.46	N9	C2	C3	No	
Christina Brown	7853 Quarterfield Road	15	104		0.5	N9	C2	C3	No	
Coleman and Sharon Jennings	7855 Quarterfield Road	15	105		0.46	N9	C2	C3	No	
19. Quarterfield and I-97										
State of Maryland Highway Administration	I-97	15	1091		0.27	N9	C2	C3	No	
State of Maryland Highway Administration	I-97	15	1093		0.82	N9	C2	C3	No	
State of Maryland Highway Administration	Quarterfield Road	15	p/o 554		0.168	N9	C2	C3	No	
Quarterfield Office Park Limited Partnership	7840 Quarterfield Road	15	553	1	7.39	N9	C2	C3	Yes	
Quarterfield Office Park Limited Partnership	Quarterfield Road	15	554	2	7.02	N9	W1/C2	W1/C3	Yes	
Anne Arundel County	Quarterfield Road	15	403		0.98	N9	W1/C2	W1/C3	No	
Nextel Communications of the Mid-Atlantic Inc	Quarterfield Road	15	403			N9	W1/C2	W1/C3	No	
BL Quarterfield Associates LLC	7828 Quarterfield Road	15	555	3	4	N9	W1/C2	W1/C3	Yes	
BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	0.84	N9	C2	C3	Yes	* reserve parcel #2
BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	0.22	N9	C2	C3	Yes	* part of reserve parcel #1
BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	1.02	N9	C2	C3	Yes	* part of reserve parcel #1
BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	1.46	N9	C2	C3	Yes	* Open space #1

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Bill No. 73-02 Effective December 5, 2002

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BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	0.23	N9	C2	C3	Yes	* reserve parcel #3
19. Quarterfield and I-97 con't										
BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	1.56	N9	W1/C2	W1/C3	Yes	* Open space #2, w/swm
BL Quarterfield Associates LLC	Quarterfield Park Road	15	560	*	0.29	N9	W1	C3	Yes	* reserve parcel #4
Quarterfield Office Park Limited Partnership	7831 Quarterfield Park Road	15	560	1	0.69	N9	C2	C3	Yes	
BL Quarterfield Associates LLC	7825 Quarterfield Park Road	15	560	2	1.62	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7821 Quarterfield Park Road	15	560	3	2.2	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7815 Quarterfield Park Road	15	560	4	6.36	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7803 Quarterfield Park Road	15	560	5	3.64	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7800 Quarterfield Park Road	15	560	7	16.94	N9	W1	W1/C3	Yes	
BL Quarterfield Associates LLC	7810 Quarterfield Park Road	15	560	8	3.99	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7816 Quarterfield Park Road	15	560	9	2.33	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7818 Quarterfield Park Road	15	560	10	2.68	N9	W1	C3	Yes	
BL Quarterfield Associates LLC	7822 Quarterfield Park Road	15	560	11	2.92	N9	W1	C3	Yes	

Appendix H - Comprehensive Zoning Changes for the Severn Small Area

Bill No. 73-02 Effective December 5, 2002

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Bill No. 73-02 Effective December 5, 2002

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Bill No. 73-02 Effective December 5, 2002

Appendix H - Comprehensive Zoning Changes for the Severn Small Area
Bill No. 73-02 Effective December 5, 2002



Appendix H - Comprehensive Zoning Changes for the Severn Small Area
Bill No. 73-02 Effective December 5, 2002

Appendix H - Comprehensive Zoning Changes for the Severn Small Area
Bill No. 73-02 Effective December 5, 2002



Appendix H - Comprehensive Zoning Changes for the Severn Small Area
Bill No. 73-02 Effective December 5, 2002

Appendix H - Comprehensive Zoning Changes for the Severn Small Area
Bill No. 73-02 Effective December 5, 2002

