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## Comprehensive Land Use and Zoning Changes Severna Park Small Area Plan

### Ritchie Highway and Route 10 Area (the commercial node, including existing commercially zoned property is approximately 19 acres)

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Use Rec.</u>
Dan & Penny Netzer	8300 Ritchie Highway	37	2.42	R1	Low Residential	C1	Commercial
B&A Trail Market Limited	8308 Ritchie Highway	38	1.67	C1	Commercial	C1	Commercial
B&A Trail Market Limited	8304 Ritchie Highway	86	.76	C1	Commercial	C1	Commercial
Thelma Weishaar	8 West Arcada Road	39Lot A,B,C	1.4	R1	Low Residential	C1	Commercial
John Orndorff	8316 Ritchie Highway	40	1.39	R1	Low Residential	C1	Commercial
Charles & Nancy Weidenhammer	8330 Ritchie Highway	39 Lots D 4,5 & 6	2.92	R1	Low Residential	C1	Commercial
Howard Reed	8334 Ritchie Highway	39, Lot 7	.25	R1	Low Residential	C1	Commercial
Vance & Connie Rockwell	8336 Ritchie Highway	39 Lot 8 & ½ of 9	.26	R1	Low Residential	C1	Commercial
Patricia Kirby	8338 Ritchie Highway	39 Lot 10 & ½ of 9	.26	R1	Low Residential	C1	Commercial
Judith B. & Billy E. Phillips	10 W. Pasadena Road	454	4.20	R1	Low Residential	C1	Commercial

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<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Use Rec.</u>
Ellen B. Kelley	8340/42 Ritchie Highway	39 Lots 11 & 12	.2	R1	Low Residential	C1	Commercial
Ellen B. Kelley	8344 Ritchie Highway	592 lot 41	.5	R1	Low Residential	C1	Commercial
Walter Dews	8348 Ritchie Highway	161 Lots 14-18, p/o19	1.66	R1	Low Residential	C1	Commercial
State of Maryland	8320 Ritchie Highway	Parcel 39 Lots 1,2,3	.75	R1	Low Residential	C1	Commercial

### **Ritchie Highway and Earleigh Heights Road (A total of approximately 32 acres)**

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Use Rec.</u>
Properties northeast of the intersection of Ritchie Highway and Earleigh Heights Road		TM 23 215 195-214 339 462 300 302	32	R1	Low Residential	R2	Low Residential

### **Ritchie Highway**

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Use Rec.</u>
Jo-Lee Used Cars	401 Ritchie Highway	365	2.4	R2	Low Residential	C4	Commercial

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Robert Chambers	371 Ritchie Highway	429	.4	R2	Low Residential	C4	Commercial
Anita Marocco Rita Killian	Int. of 648 and MD 2	p/o 513	.25	R2	Low Residential	C4	Commercial

**Magothy Marina**

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Zoning Rec.</u>	<u>Plan Land Use Rec</u>	<u>Plan</u>
Magothy Marina Condominium Association 180 owners	360 Magothy Rd	243	approx. 2.7	MA2	Low Med. Residential	R2	Low Med. Residential	

(Excluding approximately 80 feet frontage on Magothy Road)

Please note: the zoning recommendation is for the southern portion of parcel 243, that is located on the south side of Magothy Road.

Dennis Gosewisch	318 Community Road	245	approx 2.5	MA2	Low Medium Residential	R2	Low Med. Residential
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**Veteran's Highway**

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Use Rec.</u>
Ignatius Stefanski	8362 Veterans Highway	423	1.5	C2/C4	Commercial	C4	Commercial

(The total zoning of the following 4 properties is approximately 15.5 acres)

Antoni & Emilia Hruzd, c/o Trout, Segall & Doyle	8543 Veterans Highway	306	9.795	R2	Low Residential	C2	Commercial
Carl & Doris Tepper, c/o Trout, Segall & Doyle	8561 Veterans Highway	p/o 308	.25	R2	Low Residential	C2	Commercial

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Carl & Doris Tepper,	8561 Veterans Highway	p/o 308	5	R2	Low Residential	C2	Commercial
Bennett, Felicia and Robert	Veterans Highway	p/o 304	.5	R2	Low Residential	C2	Commercial

**Brightview Drive (A total of approximately 47.5 acres)**

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Use Rec.</u>
Parcels on the southeast side of the intersection of Brightview Drive and Veteran's Highway	Tax Map 22	430, 291 310, 341 358, 292 459, 532 309	47.5	R1	Low Residential	R2	Low Residential

**Berrywood and Vicinity**

<u>Owner's Name</u>	<u>Property Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Existing Zoning</u>	<u>GDP Land Use</u>	<u>Plan Zoning Rec.</u>	<u>Plan Land Us Rec.</u>
The Communities of Berrywood, Magothy Beach and Stewart's Landing				R5	Low Residential	R5	Low Medium Residential