

www.aacounty.org/planning-and-zoning/land-use-navigator

Land Use Navigator System Information

The Land Use Navigator is a web based application that allows customers to access and obtain zoning services online.

Land Use Navigator

System Help



Please Note: Customers are required to submit zoning applications; certificate of use applications; and zoning complaints online, including all supporting documentation. Document requirements remain the same.

Land Use Navigator (LUN)



LUN System Help



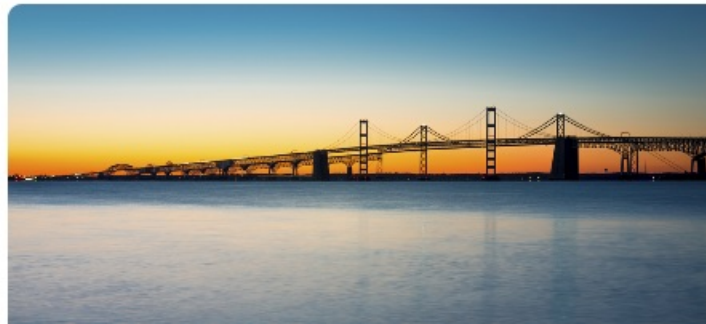
CONTACT INFORMATION

 Planning and Zoning

 (410) 222-7450

CUSTOMER SUPPORT

FILE A COMPLAINT



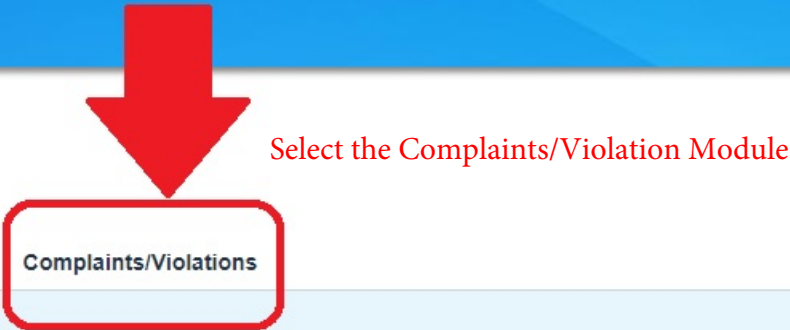
LUN Submission Features

- 100% digital submission - no need to duplicate documents
- Customers can "save the trip" and



- Home
- Permits
- Licensing
- Planning and Zoning
- Complaints/Violations**

[Advanced Search](#)



Sign In

USER NAME OR E-MAIL: *

PASSWORD: *

[Forgot Password?](#)

Sign In

Remember me on this device

[Not Registered?](#)

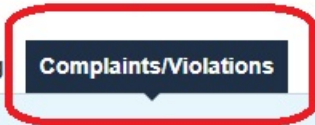
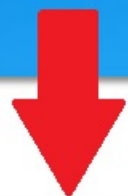
[CREATE AN ACCOUNT](#)

Please Login

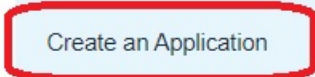
Many online services offered by the Agency require login for security reasons. If you are an existing user, please enter your user name and password in the box on the right.

New Users

If you are a new user you may [register](#) for a free Citizen Access account. It only takes a few simple steps and you'll have the added benefits of seeing a complete history of applications, access to invoices and receipts, checking on the status of pending activities, and more.

- [Home](#)
- [Permits](#)
- [Licensing](#)
- [Planning and Zoning](#)
- [Complaints/Violations](#)**



[Create an Application](#) [Search Applications](#)

Search for Records

Enter information below to search for records.

- Site Address
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search General Search ▾

Record Number:
Record Type:

Start Date: End Date:

Street No.: - Street Name: Direction: Street Type:

City: State: Zip:

[▶ Search Additional Criteria](#)

[Home](#) [Permits](#) [Licensing](#) [Planning and Zoning](#) **[Complaints/Violations](#)****Create an Application**[Search Applications](#)

Online Application

Welcome to Anne Arundel County's Permitting System. Using this system you can submit and update information, pay fees, schedule inspections, track the status of your application, and print your final record all from the convenience of your home or office, 24 hours a day.

Please "Allow Pop-ups from This Site" before proceeding. You must accept the General Disclaimer below before beginning your application.

To view a User Guide, please click on How to apply for a Permit.

General Disclaimer

While the County attempts to keep its website information accurate and timely, the County neither warrants nor makes representations as to the functionality or condition of this website, its suitability for use, freedom from interruptions or from computer virus, or non-infringement of proprietary rights. website materials have been compiled from a variety of sources and are subject to change without notice from the County as a result of updates and corrections.

 I have read and accepted the above terms. [Accept the general disclaimer](#)

 [Continue Application »](#) [Click on Continue Application](#)

Zoning Complaint Form - Request for Investigation

- 1 Location and Contacts
- 2 Violation Information
- 3 Support Documentation
- 4 Review
- 5 Record Issuance

Step 1: Location and Contacts > Location Information

On this page, please provide the location information of your complaint. Please provide an address, if possible, please provide a location description. Please contact Zoning Enforcement at (410) 222-7446 if you have any questions.

In accordance with the Freedom of Information Act, all correspondence, including this complaint, may be considered public information and available for public view.

* indicates a required field.

Location Description

Please indicate all suspected violation types and provide any details below.

Location Information

Location Description:

Yellow house with green shutters and wrap around porch near the corner of Main street.

Provide a description that will assist with locating the suspected violation

Address

* Street No.:

2664

* Street Name:

Direction:

--Select--

Street Type:

--Select--

City:

State:

* Zip:

Search

Clear

Enter the street NUMBER ONLY and
click on search

Parcel

* Parcel Number:

Lot:

Block:

Subdivision:

--Select--

Book:

Page:

Tract:



Legal Description:

Parcel Area:

Land Value:

Improved Value:

Exemption Value:

Search

Clear

Address Search Result List



	Address	City	State	Zip
<input type="radio"/>	2664 RIVA RD, SUITE 170, ANNAPOLIS 21401, 2664 RIVA RD UNIT 170	ANNAPOLIS		21401
<input checked="" type="radio"/>	2664 RIVA RD, SUITE 170, ANNAPOLIS 21401, 2664 RIVA RD UNIT 170, 21401, 200090052311	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 210, ANNAPOLIS 21401, 2664 RIVA RD UNIT 210	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 210, ANNAPOLIS 21401, 2664 RIVA RD UNIT 210, 21401, 200090052311	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 250, ANNAPOLIS 21401, 2664 RIVA RD UNIT 250	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 250, ANNAPOLIS 21401, 2664 RIVA RD UNIT 250, 21401, 200090052311	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 390, ANNAPOLIS 21401, 2664 RIVA RD UNIT 390	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 390, ANNAPOLIS 21401, 2664 RIVA RD UNIT 390, 21401, 200090052311	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 410, ANNAPOLIS 21401, 2664 RIVA RD UNIT 410	ANNAPOLIS		21401
<input type="radio"/>	2664 RIVA RD, SUITE 410, ANNAPOLIS 21401, 2664 RIVA RD UNIT 410, 21401, 200090052311	ANNAPOLIS		21401

Select the property address from the search result list

< Prev

1

2

3

4

Next >

Select

Cancel

Address Search Result List



- UNIT 390, 21401, 200090052311 ANNAPOLIS 21401
- 2664 RIVA RD, SUITE 410, ANNAPOLIS 21401, 2664 RIVA RD UNIT 410 ANNAPOLIS 21401
- 2664 RIVA RD, SUITE 410, ANNAPOLIS 21401, 2664 RIVA RD UNIT 410, 21401, 200090052311 ANNAPOLIS 21401

< Prev 1 2 3 4 Next >

Associated Parcels

Showing 1-1 of 1

Parcel Number	Lot	Block	Subdivision
<input checked="" type="radio"/> 304366			HERITAGE OFFICE CENTER

Associated Owners

Showing 1-2 of 2

Name	Address
<input checked="" type="radio"/> ANNE ARUNDEL COUNTY	C/O REAL EST DIV 2662 RIVA RD FL4 ANNAPOLIS MD 21401
<input type="radio"/> ANNE ARUNDEL COUNTY	C/O REAL EST DIV 2662 RIVA RD FL4 ANNAPOLIS MD 21401

Select

Cancel

Choose the Associated Owner and click on Select

Owner

Owner Name: ?

ANNE ARUNDEL COUNTY

Address Line 1:

C/O REAL EST DIV

Address Line 2:

2662 RIVA RD FL4

Address Line 3:

ANNAPOLIS MD 21401

City:

State:

Zip:

Country:

--Select--

Tax Account Number:

200090052311

Search

Clear

Owner address will auto fill.
Click on Continue Application

Save and resume later

 [Continue Application »](#)



[Home](#) [Permits](#) [Licensing](#) [Planning and Zoning](#) [Complaints/Violations](#)

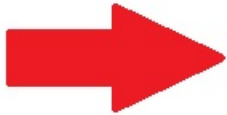
[Create an Application](#) | [Search Applications](#)

Zoning Complaint Form - Request for Investigation

1 Location and Contacts 2 Violation Information 3 Support Documentation 4 Review 5 Record Issuance

Step 1: Location and Contacts > Complainant Information

On this page, please provide your contact information. Make sure your information is complete and current.



If you would like to submit this complaint anonymously, you may leave this section blank.

Do NOT add complainant contact info if you want to remain anonymous

Please contact Zoning Enforcement at (410) 222-7446 if you have any questions.

* indicates a required field.

Complainant

To add new contacts, click the Select from Account or Add New button. To edit a contact, click the Edit link.

Click on Continue Application





Search...



[Home](#) [Permits](#) [Licensing](#) [Planning and Zoning](#) **Complaints/Violations**

[Create an Application](#)

[Search Applications](#)

Zoning Complaint Form - Request for Investigation

1 Location and Contacts

2 Violation Information

3 Support Documentation

4 Review

5 Record Issuance

Step 2: Violation Information > Violation Information

* indicates a required field.

Violation Details

Please indicate all suspected violation types and provide any details below.

Violation Details

* Date of Suspected Violation:

08/01/2023



Click on the calendar icon and choose the closest date when the violation began

Please provide the name or company committing violation (other than property owner):



If known, enter the name of the person or business committing the violation

Click on Continue Application

Save and resume later



Continue Application »



- Home
- Permits
- Licensing
- Planning and Zoning
- Complaints/Violations**

[Create an Application](#) [Search Applications](#)

Zoning Complaint Form - Request for Investigation

1 Location and Contacts	2 Violation Information	3 Support Documentation	4 Review	5 Record Issuance
-------------------------	-------------------------	-------------------------	----------	-------------------

Step 2: Violation Information > Violation Type - Part 1

* indicates a required field.

Unregistered Vehicle

Please indicate all suspected violation types and provide any details below.

Unregistered Vehicle

This applies to unregistered vehicles on private property only. For unregistered vehicles parked in the public right-of-way on county roads, please call your local county police district or the police non-emergency number at 410-222-8610.

* Is there an Unregistered or Inoperable Vehicle:

Yes No

Please provide details regarding the unregistered or inoperable vehicle: *

Red pickup Ford pickup truck with flat tires and missing tag parked in driveway

Choose "yes" for any suspected violation on the property



Describe the violation



Yes No

Oversized Vehicle

Please indicate all suspected violation types and provide any details below.

Oversize Vehicles

Article 18-17-103. Oversized vehicles on residentially zoned or developed lots. (a) Scope. This section does not apply to recreational vehicles. For purposes of this section, the term "recreational vehicle" means a motor vehicle designed and constructed primarily to provide temporary living quarters for recreation, camping, or travel. (b) Prohibition. Except as provided in subsection (c), a vehicle with a manufacturer's gross vehicle weight rating of more than 10,000 pounds may not be parked on a residentially zoned or developed lot except for the purpose of providing temporary service. (c) Exception. A vehicle of any gross vehicle weight rating may be parked on a residentially zoned or developed lot if the owner demonstrates that the vehicle is customarily used in connection with an existing lawful use.

* Is there an oversize vehicle on a residential property:

Yes No

Unpermitted Use

Please indicate all suspected violation types and provide any details below.

Business Use Not Permitted

A business or use that is not permitted a use not specifically allowed in Article 18 is prohibited. For a list of allowable uses, please refer to the use charts in [Article 18 of the County Code](#). The zoning districts are shown on the digital map entitled "Anne Arundel County Digital Zoning Layer" adopted by the County Council. The digital zoning and land use map viewer is available at [this link](#).

* Is there a business or use that is not permitted:

Yes No

Click on Continue Application

Save and resume later



Continue Application »



[Create an Application](#) [Search Applications](#)

Zoning Complaint Form - Request for Investigation



Step 3 : Support Documentation > Support Documentation

On this page, please upload any photos to support your complaint. Please contact Zoning Enforcement at (410) 222-7446 if you have any questions.

* indicates a required field.

Attachments

The maximum file size allowed is 100 MB.
ade;adp;bat;chm;cmd;com;cpl;exe;hta;ins;isp;jar;jis;jse;lib;lnk;mde;msc;msp;mst;php;pif;scr;sct;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
No records found.				



Add

To attach photos or other support documentation click "add"

Save and resume later

[Continue Application »](#)

File Upload



The maximum file size allowed is 100 MB.

ade;adp;bat;chm;cmd;com;cpl;exe;hta;ins;isp;jar;js;jse;lib;lnk;mde;msc;msi are disallowed file types to upload.

Click "Add" and then
select the file you would
like to upload



Continue

Add

Remove All

File Upload



The maximum file size allowed is 100 MB.

ade;adp;bat;chm;cmd;com;cpl;exe;hta;ins;isp;jar;js;jse;lib;lnk;mde;msc;msi are disallowed file types to upload.

IMG_2910.jpg

100%



Verify the file was uploaded then select "continue"

Continue

Add

Remove All



Step 3: Support Documentation > Support Documentation

On this page, please upload any photos to support your complaint. Please contact Zoning Enforcement at (410) 222-7446 if you have any questions.

* indicates a required field.

Attachments

The maximum file size allowed is 100 MB.
ade;adp;bat;chm;cmd;com;cpl;exe;hta;ins;isp;jar;js;jse;lib;lnk;mde;msc;msp;mst;php;pif;scr;sct;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
No records found.				

*Type: Choose document type from drop down menu

Site Photos

Remove

File:
IMG_2910.jpg
100%

Confirm file upload

*Description:
Picture of unregistered vehicle in driveway

Describe the attachment

Click on "Save"

Save Add Remove All

Save and resume later

Continue Application »

Create an Application

Search Applications

The attachment(s) has/have been successfully uploaded.

It may take a few minutes before changes are reflected.



Verify the document was successfully uploaded

Zoning Complaint Form - Request for Investigation

1 Location and Contacts

2 Violation Information

3 Support Documentation

4 Review

5 Record Issuance

Step 3 : Support Documentation > Support Documentation

On this page, please upload any photos to support your complaint. Please contact Zoning Enforcement at (410) 222-7446 if you have any questions.

* indicates a required field.

Attachments

The maximum file size allowed is 100 MB.

ade;adp;bat;chm;cmd;com;cpl;exe;hta;ins;isp;jar;js;jse;lib;lnk;mde;msc;msp;mst;php;pif;scr;sct;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh are disallowed file types to upload.

Name	Type	Size	Latest Update	Action
IMG_2910.jpg	Site Photos	4.19 MB	08/28/2023	Actions ▼

Add

Click on continue application

Save and resume later



Continue Application »



- Home
- Permits
- Licensing
- Planning and Zoning
- Complaints/Violations**

Create an Application Search Applications

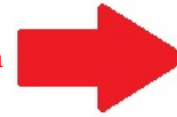
Zoning Complaint Form - Request for Investigation



Step 4: Review

Save and resume later

Review the complaint information and click on "continue application"



Continue Application »

Please review all information below. Click the "Edit" buttons to make changes to sections or "Continue Application" to move on.

Record Type

Zoning Complaint Form - Request for Investigation

Location Description

Please indicate all suspected violation types and provide any details below.

Location Information

Edit

Location Description: This is a test by Ulric

Address

Edit



Search...



[Home](#) [Permits](#) [Licensing](#) [Planning and Zoning](#) **Complaints/Violations**

[Create an Application](#)

[Search Applications](#)

Zoning Complaint Form - Request for Investigation

- 1 Location and Contacts
- 2 Violation Information
- 3 Support Documentation
- 4 Review
- 5 Record Issuance

Step 5: Record Issuance

Receipt



Your application(s) has been successfully submitted, you may print your application(s) and retain a copy for your records.

The payment for your application(s) is processing at this time and below is your temporary permit number. Once the payment clears, you will find your permanent Permit number in the "My Records" tab. this should be ready momentarily.

2664 RIVA RD, ANNAPOLIS 21401

COMPLAINT-23-
000015

Success! Your complaint has been received by the Office of Planning and Zoning, Zoning Enforcement Division. Your complaint will be reviewed to determine whether it falls under the jurisdiction of Zoning Enforcement. If a potential violation exists, a zoning case will be opened and an investigation conducted. You may follow the progression of the case using the Land Use Navigator (LUN) system.