

Amendment 27 to Council Bill No. 32 -2013

**BY: Chairperson at the request
of the County Executive**

**Legislative Day No. 9
Date: July 1, 2013**

Amendment No. 27

(This amendment inserts a new summary chart.)

- 1 In the Comprehensive Zoning Plan as attached to the Bill as introduced;
- 2
- 3 In the tab entitled “Map Amendments”, insert the chart as attached to this amendment.

Comprehensive Zoning Plan, Map Amendments

Amd. Number	Property Address	Acres	Current Zoning	Requested Zoning	DPZ Notes	DPZ Recommends	Planning Board Recommends	Planning Board Notes	New Zoning
2.001	WALLACE, JAMES F JR 17530 FREDERICK RD	0.92	RC-DEO	B-1	Longstanding small business adjoins M-1.	B-1	B-1	5-0	B-1
6.001	CHANYASULKIT, SOMSAK 1024 RIDGE RD	3.64	RC-DEO	B-1	Not a commercial area.	RC-DEO (or BR if septic capacity)	RC-DEO	4-0 The current property owner and restaurant was well supported by testimony, but B-1 allows many other uses. If the septic limitations can be overcome, recommend BR zoning to allow restaurant expansion.	RC-DEO
8.001	WOODMONT EDUCATION FOUNDATION, INC. 14196 FREDERICK RD	66.1	RC-DEO	I	Existing private school and religious retreat. The I district is not currently authorized outside the PSA, and has never been used. If the I district is determined preferable, text amendments are needed to clarify the conditions and process for PDP approval. If the I district is not approved, consider deleting the I district and removing the Institutional zoning overlay from the YMCA and Veterans Elementary School.	CCT	RC-DEO	Split vote 3-2 The 3 Board members that voted to keep the current zoning believed that the other two districts do not fit the property/use. They agreed that the Conditional Use process was appropriate and would give the public the opportunity to participate. The two Board members that voted for the I Zoning District thought that having it go through the Zoning Board process to get the district would work best. This would allow for public input and the decision would be up to elected officials. The language for the I District would have to be changed to allow it outside of the PSA.	CCT
10.001	DIMARCO, ROSARIO & WF 11416 OLD FREDERICK RD	3.79	RC-DEO	R-20	Outside the Planned Service Area for sewer	RC-DEO	RC-DEO	4-0	RC-DEO
10.002	WAVERLY WOODS DEVELOPMENT CORP 2020 MARRIOTTSTVILLE RD	6.39	POR/ PEC	N/A	Split zoned; part of Waverly	PEC	PEC	5-0	PEC
14.001	GARVEY, KEVIN T 2605 RT 97	11.06	RR-DEO	B-1	Sufficient retail zoning in the area. Transitional commercial or institutional use appropriate along MD97. Rezone western area of property adjoining 14.002, but retain RR on the remainder.	POR/RR	POR/RR	5-0	POR/RR
14.002	SAINI, REAJENDAR M 2669 RT 97	3.02	RR-DEO	B-1	Sufficient retail zoning in the area. Transitional commercial or institutional use appropriate.	POR	POR	5-0	POR
15.001	WILLOW SPRINGS I, LP 12962 LIVESTOCK RD	4.5	POR	RC-DEO	Request for about 0.40 acres of this lot to be rezoned in exchange for an equivalent acreage. Rezoning of the other 2 parcels.	RC-DEO	RC-DEO	5-0	RC-DEO
15.002	WILLOW SPRINGS I, LP 12966 LIVESTOCK RD	4.53	POR	RC-DEO		RC-DEO	RC-DEO	5-0	RC-DEO
15.003	WILLOW SPRINGS I, LP 12966 LIVESTOCK RD	100.87	RC-DEO	POR		POR	POR	5-0	POR

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15.004	LDC, INC 12701 LIVESTOCK RD	0.54	RC-DEO	B-2	Intensified use not appropriate without resolution of traffic safety problems.	RC-DEO	RC-DEO	4-0 Agree traffic safety is of concern for intensive B-2 uses. Consider BR or B-1 with a documented site plan for lower intensity use that addresses access concerns.	RC-DEO
15.006	LDC, INC 12705 LIVESTOCK RD	1.7	RC-DEO	B-2		RC-DEO	RC-DEO		RC-DEO
15.007	LDC, INC 12691 LIVESTOCK RD	62.9	RC-DEO	B-2		RC-DEO	RC-DEO		RC-DEO
15.005	ETB ENTERPRISES, LLC 12745 FREDERICK RD	8	RC-DEO	RSI	Future SHA right-of-way acquisition likely. Sufficient commercial zoning in the area.	RC-DEO	RC-DEO	4-0 Sufficient suitable zoning in the area.	RC-DEO
16.001	CADOGAN PROPERTY, LLC 10611 BALTIMORE NATIONAL PIKE	15.805	RC-DEO	R-ED	New to PSA. Adjoins R-ED	R-ED	R-ED	5-0	R-ED
16.002	BOARD OF EDUCATION OF HOWARD COUNTY MD 2865 MARRIOTTSVILLE RD	41.15	RR-DEO	N/A	New to PSA	R-ED	R-ED	4-0-1 Paul Yelder abstained	R-ED
21.001	MCMAHON, JOHN F 14290 TRIADELPHIA RD	0.92	RC-DEO	B-1	Not a commercial area, but viability of historic structure requires flexibility. B-1, BR or Conditional Use for historic property possible	RC-DEO	RC-DEO	4-0 Keep the current zoning and recommend the owner consider BR. Also recommend the Council assess the Historic Property Conditional Use to add use flexibility for historic properties.	B-1
22.001	MELBER, INGRID 13554 TRIADELPHIA RD	1.29	RR-DEO	B-1	Not a commercial area, but viability of historic structure requires flexibility. B-1, BR or Conditional Use for historic property possible	RR-DEO	RR-DEO	4-0 Keep the current zoning and recommend the owner consider BR. Also recommend the Council assess the Historic Property Conditional Use to add use flexibility for historic properties.	B-1
23.001	FRALEY, THOMAS MOTT 10459 FREDERICK RD	0.846	R-20	B-1	Sufficient commercial nearby.	R-20	B-1	5-0 The property should not be residential given the intensity of park activity. B-1 is a better fit.	R-20
23.002	SULLIVAN THOMAS RICHARD 10443 FREDERICK RD	0.95	R-20	B-1	Sufficient commercial nearby.	R-20	B-1		R-20
24.001	CHOI, KWON B 9061 UPTON RD	1.2	R-20	B-1	Retain residential along Upton. Transition from commercial to south.	R-SA-8	R-SA-8	5-0 Agree this is a transitional area and zoning change is appropriate, but there is difficult topography and diverse ownership. Recommend considering CEF to encourage owners to work together towards an integrated design.	R-A-15
24.004	BALDWIN, LEONARD RYAN, JR 9071 UPTON RD	0.491	R-20	R-SA-8	Retain residential along Upton. Transition from commercial to south. In the event that this Property (24.004) is rezoned, consideration should be given to rezoning TM24, Grid 5, Parcels 81 to match.	R-SA-8	R-SA-8		R-SC

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24.005	UPTON PROPERTIES, LLC 9011 UPTON RD	5.67	POR	R-A-15	Location adjoining MD29 and BGE transmission lines. Appropriate for higher density.	R-A-15	R-A-15		R-A-15
24.002	MANAHAN, CHRISTINE L 9060 UPTON RD	2.99	R-20	R-SC Request changed to R-12 by the applicant on April 12, 2013	Retain residential along Upton. Transition from commercial to adjoining single family detached.	R-SC R-12		Waiting for staff to evaluate R-12 request	R-12
24.003	J F C HOLDING LTD PARTNERSHIP 10370 BALTIMORE NATIONAL PK	7	CCT/B-1	B-1	Redevelopment desirable, but sufficient retail in area. Retain split zoning. CEF option available.	CCT/B-1	B-1	4-0 B-1 is appropriate and consistent with zoning across Route 40.	CCT/B-1
24.013	HOWARD COUNTY MARYLAND DEPT PUBLIC WORKS 10360 Baltimore National Pike	1.54	CCT/B-1	N/A	Match 24.003 if rezoned to B-1	CCT/B-1	B-1		CCT Unless 24.003 rezoned B-1

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24.006	TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC 4271 MONTGOMERY RD	0.625	RSI	B-1	Sufficient commercial in area. Higher density could be appropriate if access is properly designed.	R-A-15	R-A-15	5-0 Board concurs there is sufficient retail zoning in the area and that the property isn't appropriate for single family detached homes. Board recommends R-A-15, but notes that concerns about traffic and school capacity need to be addressed.	R-A-15
24.007	BETHEL BAPTIST CHURCH, INC 4275 MONTGOMERY RD	1.42	RSI	B-1		R-A-15	R-A-15		R-A-15
24.008	TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC 4281 MONTGOMERY RD	1.05	R-SA-8	B-1		R-A-15	R-A-15		R-A-15
24.009	TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC 4291 MONTGOMERY RD	1	R-SA-8	B-1		R-A-15	R-A-15		R-A-15
24.010	TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC 4309 MONTGOMERY RD	2.43	R-SA-8	B-1		R-A-15	R-A-15		R-A-15
24.011	TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC 4319 MONTGOMERY RD	0.397	R-SA-8	B-1		R-A-15	R-A-15		R-A-15
24.012	CHATHAM MALL 9170-9250 Baltimore National Pike	27.09	SC-TNC	N/A	Deleting SC	B-2-TNC	B-2-TNC	5-0	B-2-TNC
25.001	TAYLOR FAMILY, LP 8001 HILLSBOROUGH RD	2.75	POR	B-1	Existing two story commercial building	B-1	B-1	5-0	B-1
25.002	HOWAD COUNTY SANITARIUM CO, INC 4100 COLLEGE AVE	55.39	POR	R-A-15 & POR	Request for about 14.78 acres of this parcel. See plan in file for exact location.	R-A-15	R-A-15	5-0 Would create more diverse housing types in area	R-A-15
25.004	HISTORIC ELLICOTT PROPERTIES, INC 4122 COLLEGE AVE	3.5	POR	R-A-15 & POR	Request for about 1.94 acres of this parcel. See plan in file for exact location.	R-A-15	R-A-15		R-A-15
25.003	HISTORIC ELLICOTT PROP, INC 3789 MULLIGANS HILL LN	0.147	R-ED	HC	Demolition and replacement of unsafe historic housing	HC	HC	5-0 Possibly R-VH as a better alternative?	HC
25.005	HISTORIC ELLICOTT PROPERTIES, INC 3797 MULLIGANS HILL LN	0.19	R-ED	HC		HC	HC		HC
25.006	HISTORIC ELLICOTT PROPERTIES, INC 3793 MULLIGANS HILL LN	0.26	R-ED	HC		HC	HC		HC
25.007	HOWARD COUNTY (BLK 1, PARCEL 264) 3420 Martha Bush Drive	26.23	POR	N/A	Adjoins District Court	R-ED	R-ED	5-0 R-ED would protect sloped areas	R-ED

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28.001	KAZEMI, NIAKEM & DANESHKHAH, AFSOUN 4870 TEN OAKS RD	2.41	RR-DEO	B-1	Intent unknown. Does not adjoin retail.	RR-DEO	RR-DEO	4-0	RR-DEO
28.002	HINES PROPERTIES, LLC 4808 Ten Oaks Road	1.00	B-1	N/A	To correct a mapping error from a previous Comprehensive Zoning Plan.	B-2	B-2	5-0	B-2
	HINES, RONALD 4828 Ten Oaks Road	0.27	B-1	N/A		B-2	B-2	5-0	B-2
	HINES PROPERTIES III, LLC 4830 Ten Oaks Road	?	B-1	N/A		B-2	B-2	5-0	B-2
29.001	REUWER ENTERPRISES, LLC 10435 CLARKSVILLE PK	0.98	R-20	B-1	<u>This map amendment proposal has been withdrawn by the applicant.</u>	R-20			Withdrawn
29.002	GORJON, MARIO 10475 CLARKSVILLE PK	1	R-20	R-12	<u>This map amendment proposal has been withdrawn by the applicant.</u>	R-20	R-20	5-0	Withdrawn
29.003	KUMARI, KRISHNA 10437 CLARKSVILLE PK	1.25	R-20	R-12		R-20	R-20	5-0	R-20
30.001	GELFMAN, RICHARD D 9123 OLD ANNAPOLIS RD	1.08	R-20	B-1	Non-conforming existing offices. Rezoning will allow some flexibility for tenants.	B-1	B-1	5-0	B-1
30.002	SPICER, WILLIAM D & WF 9590 OLD RT 108	0.673	R-20	R-A-15 or higher	Single family not appropriate. Land assembly and redevelopment desirable for high visibility location.	R-A-25	R-A-25	5-0 Board agreed this was a good place for R-A-25 because of proximity to US 29 and access to retail and services	R-A-25
30.003	MILLER, DANIEL L 9570 OLD RT 108	0.278	R-20	R-A-15 or higher		R-A-25	R-A-25		R-A-25
30.004	HARMON, DOROTHY A 9584 OLD RT 108	0.52	R-20	R-A-15 or higher		R-A-25	R-A-25		R-A-25
30.005	NEW LIFE MENNONITE CHURCH, INC. 9566 OLD RT 108	0.244	R-20	R-A-15 or higher		R-A-25	R-A-25		R-A-25
30.006	NEW LIFE MENNONITE CHURCH, INC. 9580 OLD RT 108	0.52	R-20	R-A-15 or higher		R-A-25	R-A-25		R-A-25
30.007	NEW LIFE MENNONITE CHURCH, INC. 9562 OLD RT 108	0.792	R-20	R-A-15 or higher		R-A-25	R-A-25		R-A-25
30.008	DORSEY CROSSING HOA, INC 9429 Ashton Villa	5.28	R-20	N/A	Adjoins 30.002-30.007. This rezoning proposal only impacts the narrow portion of the site abutting Old Route 108.	R-A-25	R-A-15		R-A-25

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30.009	ECKLES, SHIRLEY 9598 Old Route 108	1.27	R-20	N/A	Adjoins 30.002-30.007	R-A-25	R-A-25		R-A-25
30.011	No Address (Road right-of-way for Old Route 108)	?	R-20, B-1, & R-A-15	N/A		R-A-25	R-A-25		R-A-25
30.010	DSVC, LP C/O KIMCO REALY CORP 4715, 4725, & 4745 Dorsey Hall Drive	11.27	SC	N/A	Dorsey Search Village Center. Deleting SC, so replace with B-2.	B-2	B-2	5-0	B-2
	DSVC, LP C/O KIMCO REALY CORP 4735 Dorsey Hall Drive	0.34	SC	N/A		B-2	B-2		B-2
	DSVC, LP C/O KIMCO REALY CORP 4755 Dorsey Hall Drive	1.47	SC	N/A		B-2	B-2		B-2
31.001	ADAMS, E ALEXANDER TRUSTEE 4882 MONTGOMERY RD	4.44	R-20 & B-1	R-20 & B-1	Split zoning undesirable, but transitional area, so scope and design is of concern.	R-20 and B-1	R-20 and B-1	4-0 Keep the split zoning. Moving the line to enlarge the B-1 zone somewhat may be reasonable, but would need to know the development intent to determine zoning adjustment.	R-20 and B-1
34.001	HODDINOTT JEANNE C, TRUSTEE 6166 GUILFORD RD	87.95	RR-DEO	R-ED	New to PSA. R-ED is a good transition from RR to higher density development in Clarksville and River Hill.	R-ED	R-ED	5-0	R-ED
34.002	HODDINOTT, JEANNE C 6100 GUILFORD RD	1	RR-DEO	R-ED		R-ED	R-ED		R-ED
34.003	CLARKSVILLE RIDGE PROFESSIONAL CTR 6070 Guilford Road	0.29	RR-DEO	N/A		R-ED	R-ED		R-ED
34.004	HIGGS, CHARLES & PATRICIA 12585 Clarksville Pike	1.09	RR-DEO	N/A		R-ED	R-ED		R-ED
35.001	W R GRACE & CO-CONN 7400 GRACE DR	5.77	R-ED	PEC	Area not residential. Located between developed PEC and B-1 properties.	PEC	PEC	5-0	PEC
35.002	W R GRACE & CO-CONN 7450 GRACE DR	7.12	R-ED	PEC		PEC	PEC		PEC
35.004	CHESAPEAKE CONFERENCE ASSOC 7410 GRACE DR	3.83	R-ED	POR		POR	POR	5-0	POR
35.003	MANGIONE, PETER M 6333 CEDAR LN	0.68	R-SC	POR		POR	POR		POR

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35.006	LLG, LP 6367 CEDAR LN	2.99	R-SC	POR	Proposed for office and institutional use adjoining Lorien campus.	POR	POR	5-0	POR
35.007	MANGIONE FAMILY ENTERPRISES OF TURF VALLEY, LP 6441 FREETOWN RD	0.85	R-SC	POR		POR	POR		POR
35.005	BS LAND ACQUISITION, LLC 8034 HARRIET TUBMAN LN	3	R-20	R-SA-8	Approved CU for age restricted adult housing for 20 units. Limited demand for ARAH.	R-SA-8	R-SA-8	5-0	R-SA-8
37.001	BA WATERLOO TOWNHOMES, LLC 5998 CHARLES CROSSING	6.59	POR	R-A-15	Shipley's Grant. Adjoins MD 100, but access restricts office use.	R-A-15	R-A-15	5-0 Recommend also considering R-A-25	R-A-15
37.002	TERTEL, GUNTER W 7275 WASHINGTON BLVD	0.206	CE-CLI	CAC-CLI	Target location for redevelopment via CR option. Adjoining parcels should be included. (37.014-37.016 and 37.027)	CE-CLI/CR	CE-CLI/CR	5-0 Board approves the overlay with the condition that if the property is redeveloped, the cemetery be accommodated in an appropriate way.	CE-CLI/CR
37.003	BONHEUR LAND COMPANY 7239 WASHINGTON BLVD	7.85	CE-CLI	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
37.005	TERTEL, GUNTER W 7281 WASHINGTON BLVD	0.49	CE-CLI	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
37.006	TERTEL, GUNTER W 7269 WASHINGTON BLVD	4.32	CE-CLI	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
37.007	TERTEL, GUNTER W 7223 WASHINGTON BLVD	1.27	CE-CLI	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
43.017	TERTEL, GUNTER W 7283 WASHINGTON BOULEVARD	0.143	CE-CLI	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
37.008	CLOVERLAND FARMS DAIRY, INC 8268 LARK BROWN RD	1.308	B-1	B-2	Existing High's.	B-2	B-2	4-1 (Bill Santos dissenting)	B-2
37.009	HORSE FARM, LLC 8090 OLD MONTGOMERY RD	11.56	PSC	R-SA-8	Transitional property between MD 100 and single family homes (R-20).	R-SA-8	R-SA-8	5-0	R-SA-8
37.010	DEEP RUN PROPERTY MANAGEMENT, LLC, C/O GLEN CURTIS 8045 FETLOCK CT	8.82	PSC	R-SA-8		R-SA-8	R-SA-8		R-SA-8

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37.011	CURTIS, ROBERT L. JR 5771 WATERLOO ROAD	7.46	RC/R-20	B-1 Request changed to POR by the applicant on April 5, 2013	National Register historic property in transitional location seeking use options. CEF option available.	RC/R-20	RC/R-20	5-0 POR is not appropriate for the property. Retain current zoning pending further clarification of intended uses and protections. Possible CEF.	RC/R-20
37.012	LOWE, CAROLINE CAVEY & KLAIR, AMY CAVEY 5995 MEADOWRIDGE RD	27.458	CCT	R-A-15	In the event that this Property (37.012) is rezoned, consideration should be given to rezoning TM37, Grid8, Parcels 665 and 73 to match.	POR or CCT	POR/R-A-15	4-0 Retain split zoning, with the POR closest to Meadowridge Road as depicted in the applicants original proposal and R-A-15 replacing CCT. The adjoining two parcels to the West should also be rezoned to R-A-15.	POR/R-A-15
37.013	GP NORTH, LLC 7209 PEBBLE CREEK DR	6.84	R-20	R-ED	R-ED development would better protect adjoining stream.	R-ED	R-ED	5-0	R-ED
37.014	O'DONNELL, STEVEN F. 6718 BINDER LANE	0.57	CE-CLI	M-1	Target location for redevelopment via CR option. Adjoining parcels should be included.	CE-CLI/CR	CE-CLI/CR	5-0	CE-CLI/CR
37.015	O'DONNELL, STEVEN F. 6724 BINDER LN	0.57	CE-CLI	M-1		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
37.016	O'DONNELL, STEVEN F. 6728 BINDER LN	0.57	CE-CLI	M-1		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
37.017	MERRITT MR, LLC 6508 MEADOWRIDGE RD	1.29	CCT	POR	Expansion of existing office park to include limited supporting retail uses.	POR	POR	5-0	POR
37.018	MERRITT MR, LLC 6510 MEADOWRIDGE RD	6.08	CCT	POR		POR	POR		POR
37.019	MERRITT MR, LLC 6518 MEADOWRIDGE RD	14.16	CCT	POR		POR	POR		POR
37.020	CHARLESTOWN INVESTMENTS, LLC 6522 MEADOWRIDGE RD	2.75	CCT	POR		POR	POR		POR
37.021	MERRITT MR, LLC 7745 MAYFIELD AVE	1.99	CCT	POR		POR	POR		POR
37.022	MERRITT MR, LLC 6494 MEADOWRIDGE RD	4	CCT	POR		POR	POR		POR
37.023	KENFIELD PROPERTIES, INC 6450 MEADOWRIDGE RD	4	CCT	POR		POR	POR		POR
37.024	MERRITT MR, LLC 6482 MAYFIELD AVE	1	CCT	POR		POR	POR		POR
37.025	MERRITT MR, LLC 6484 MAYFIELD AVE	0.48	CCT	POR		POR	POR		POR

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37.027	DORSEY BEST WESTERN 6751 & 6755 Dorsey Road	3.33	CE-CLI	N/A	Expands 37.002-37.007	CE-CLI/CR	CE-CLI/CR	5-0	CE-CLI/CR
	G&G PROPERTIES, LLC 6725 Binder Lane	1.31	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	G&G PROPERTIES, LLC 6715 Binder Lane	?	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SIMPKIN, BARBARA 6710 Binder Lane	2.01	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SIMPKIN, BARBARA 6714 Binder Lane	1.13	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	G&G PROPERTIES, LLC 6735 Dorsey Road	1.72	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	ELKRIDGE ENTERPRISES, LLC 7253 Washington Boulevard	?	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	MALIK & SONS WASHINGTON BOULEVARD, LLC 7263 Washington Boulevard	0.24	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR	5-0	CE-CLI/CR
	MALIK & SONS WASHINGTON BOULEVARD, LLC 7265 Washington Boulevard	0.24	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A	Part of old subdivision. Undeveloped lots have no addresses.	CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN 7285 Washington Boulevard	0.29	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	0.43	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A	Same TM, Par, Grid, & Tax ID as entry below, but 2 different lots.	CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A	Same TM, Par, Grid, & Tax ID as entry below, but 2 different lots.	CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A	Same TM, Par, Grid, & Tax ID as entry above but 2 different lots.	CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	SHPAK, SYMCHA AND JOAN ? Washington Boulevard	?	CE-CLI	N/A	Same TM, Par, Grid, & Tax ID as entry above, but 2 different lots.	CE-CLI/CR	CE-CLI/CR		CE-CLI/CR

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Comprehensive Zoning Plan, Map Amendments

Amd. Number	Property Address	Acres	Current Zoning	Requested Zoning	DPZ Notes	DPZ Recommends	Planning Board Recommends	Planning Board Notes	New Zoning
37.028	HOWARD COUNTY (MAYFIELD SHOP) 6446 Meadowridge Road	3.35	R-SC	N/A	Zoning should Match 37.017-37.025	POR	POR	5-0	POR
	HOWARD COUNTY (MAYFIELD SHOP) 6480 Meadowridge Road	9.77	R-SC	N/A		POR	POR		POR
	HOWARD COUNTY (MAYFIELD SHOP) ? Meadowridge Road	9.25	R-SC	N/A		POR	POR		POR
38.001	MCMULLEN, MICHAEL L & WF 7211 MONTGOMERY RD	4.5	R-ED	R-A-15	Transitional property adjoining single family	R-SC	R-ED	5-0 Leave as R-ED to prevent density increasing westward on Montgomery Road	R-ED
38.002	DC & RB INC 6157 PINE AVE	0.947	CE-CLI	M-1	Non-conforming uses, but renovation is desirable. CEF option if specific restoration plan is proposed.	CE-CLI	CE-CLI	4-0 Keep the current zoning with the opportunity for CR or CEF. Incentives to encourage property renovation would be helpful.	CE-CLI
38.008	PHIL ENTERPRISES, LLC FILIPE DIAS 6475 WASHINGTON BLVD	1.65	CE-CLI	M-1		CE-CLI	CE-CLI		
38.009	PHIL ENTERPRISES, LLC 6151 PINE AVE	0.48	CE-CLI	M-1		CE-CLI	CE-CLI		
38.003	ELKRIDGE ASSOCIATES, LLC 5820 WASHINGTON BLVD	3.42	CAC-CLI & R-12	B-2	Office use more appropriate than apartments at this location.	CAC-CLI & R-12	CAC-CLI & R-12	4-0 Use for office appropriate.	CAC-CLI & R-12
38.004	ELKRIDGE MOBILE HOME 6614 WASHINGTON BLVD	1.14	R-12	R-MH	Part of a single family detached neighborhood	R-12	R-12	4-0	R-12
38.012	BROWN, CHRISTOPHER L 6598 WASHINGTON BLVD	0.793	R-12	R-MH	Part of a single family detached neighborhood	R-12	R-12		R-12
38.005	ROBERTS, JAMES EDWARD 6767 WASHINGTON BLVD	14.5	B-1/CAC-CLI	CAC-CLI	Large, highly visible property. Redevelopment very desirable, but intent unclear. CEF also an option. Adjoins CAC-CLI.	B-1/CAC-CLI	CAC-CLI	5-0 CAC-CLI except rear of the property to remain R-12 to protect environmental features adjoining Harwood Park	CAC-CLI
38.006	ROBERTS, EDWARD J 6785 WASHINGTON BLVD	3.5	B-1	CAC-CLI		B-1	CAC-CLI		CAC-CLI
38.007	ROBERTS, JAMES EDWARD 6725 WASHINGTON BLVD	14.25	R-12/CAC-CLI	CAC-CLI		R-12/CAC-CLI	R-12/CAC-CLI		R-12/CAC-CLI
38.010	H&G PROPERTIES, LLC 5710 FURNACE AVE	5.21	CAC-CLI	M-1	Non-conforming M-1 use that has been renovated	M-1	M-1	5-0	M-1

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38.011	ELKRIDGE MOBILE PARK, INC 6620 WASHINGTON BLVD	9.18	R-12 & R-MH	R-MH	Split zoned. Already in use as part of a mobile home park.	R-MH	R-MH	5-0 Would bring zoning into conformance with property use.	R-MH
38.013	B210 AUTO SALES, INC 6100 Washington Boulevard	1.73	B-2	N/A	Buttermilk Hill. Small, isolated site. Not appropriate for retail or other commercial uses.	R-ED	R-ED	5-0 R-ED is a good fit because of topography	R-ED
40.001	CHOPRA, RAJESH K 13306 CLARKSVILLE PK	1.01	RR-DEO	CCT	Adjoins CCT, appropriate transition to RR.	CCT	CCT	5-0	CCT
40.002	ASHAI, RIFFAT S 13454 CLARKSVILLE PK	2.8	RR-DEO/B-1	B-1	Split zoned; B-1 allows expansion.	B-1	B-1	5-0	B-1
40.003	CASWELL, JANE K 12772 SCAGGSVILLE RD	1.14	RR-DEO	B-1	Existing CU for beauty salon; B-1 allows expansion.	B-1	B-1	5-0	B-1
40.008	BALTIMORE GAS AND ELECTRIC (BGE) 13365 Clarksville Pike	1.47	B-1/RR	N/A	Split zoned; adjoins 40.003	B-1	B-1	5-0	B-1

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Amd. Number	Property Address	Acres	Current Zoning	Requested Zoning	DPZ Notes	DPZ Recommends	Planning Board Recommends	Planning Board Notes	New Zoning
40.004	BOLDUC, JOHN PAUL 13325 CLARKSVILLE PK	3.07	RR-DEO	B-1	Residential use; BRX option.	RR-DEO	RR-DEO	4-0 Retain zoning, but consider BRX.	RR-DEO
40.007	HAUSCH, JAMES T 13303 CLARKSVILLE PK	3.06	RR-DEO	B-1	Residential use; BRX option.	RR-DEO	RR-DEO		RR-DEO
40.005	LISTRANI, RICHARD 13355 CLARKSVILLE PK	2.23	B-1 & RR-DEO	B-1	Split zoned but currently in residential use; BRX option.	B-1 & RR	B-1 & RR	4-0 Keep the current zoning and considering BRX for a specific proposal.	B-1 & RR
42.001	BURLEY, WILLIAM S 7320 OAKLAND MILLS RD	1.44	R-12	R-SA-8	Older home across from apartments. Redevelopment for townhouses is appropriate.	R-SA-8	R-SA-8	5-0	R-SA-8
42.003	CARTER, PAMELA 7348 Oakland Mills Road	0.37	R-12	N/A	Adjoins 42.001. Redevelopment appropriate.	R-SA-8	R-SA-8	5-0	R-SA-8
42.002	REALTY ASSOCIATES FUND VI LP 9325 SNOWDEN RIVER PKWY	21.59	NT	R-A-15	NT regulations only allow change of use via FDP amendment, not rezoning.	NT	NT	4-0 Agree NT regulations do not allow individual property owners to request rezoning from NT.	NT
43.001	SMITH, J ALLEN JR 7080 KIT KAT RD	0.71	CE-CLI	M-2	CE amendments allow more use and setback flexibility. The CEF option is available for redevelopment.	CE-CLI	M-2	4-0 Recommend adjust boundary between CE-CLI and M-2 retaining CE-CLI along Route 1 West of this parcel.	M-2
43.002	J&J KAT INVESTMENTS, LLC 7066 KIT KAT RD	0.28	CE-CLI	M-2		CE-CLI	M-2		M-2
43.004	SCHNEIDER SHIRLEY JOHNSON, TRUSTEE 7065 KIT KAT RD	2.29	CE-CLI	M-2		CE-CLI	M-2	4-0	M-2
43.013	AGJ PROPERTIES, LLC 7059 KIT KAT RD	2.11	CE-CLI	M-2		CE-CLI	M-2	4-0	M-2
43.003	SHREE SHRINATHJI KUPRA, LLC 7561 WASHINGTON BLVD	1.74	CE-CLI	B-1	CE amendments allow more use and setback flexibility. The CEF option is available for redevelopment.	CE-CLI	CE-CLI	3-1 Josh Tzucker dissenting in favor of M-2	CE-CLI
43.005	GAULDIN, DONALD 7045 KIT KAT RD	1.17	CE-CLI	M-2		CE-CLI	CE-CLI		CE-CLI
43.006	MONTEVIDEO ROCK, LLC 7136 MONTEVIDEO RD	4.04	CE-CLI	B-1	CE amendments allow more use and setback flexibility. However B-1 and CR option for redevelopment are more supportive of near term reuse.	CE-CLI/CR	CE-CLI/CR	5-0	B-1/CR
43.008	THINES, LLC 7146 MONTEVIDEO RD	1.75	CE-CLI	B-1		CE-CLI/CR	CE-CLI/CR		B-1/CR
43.007	CALTON, JOHN R JR 7491 WASHINGTON BLVD	3.44	CE-CLI	M-2		CE-CLI	CE-CLI		

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43.014	CALTON, JOHN R JR 7499 WASHINGTON BLVD	0.97	CE-CLI	M-2	CE amendments allow more use and setback flexibility. The CEF option is available for redevelopment.	CE-CLI	CE-CLI	4-0 Retain CE-CLI near Route 1.	CE-CLI
43.015	CALTON, JOHN R JR 7509 WASHINGTON BLVD	0.91	CE-CLI	M-2		CE-CLI	CE-CLI		
43.016	CALTON, JOHN R JR 7503 WASHINGTON BLVD	2.96	CE-CLI	M-2		CE-CLI	CE-CLI		
43.009	TAJ, DAVOUD 8365 WASHINGTON BLVD	0.76	CE-CLI	B-2	CE amendments allow more use and setback flexibility. The CEF option is available for redevelopment.	CE-CLI	CE-CLI	4-0 Agreed retain zoning with CEF option.	CE-CLI
43.012	TAJ, DAVOUD 8391 WASHINGTON BLVD	4.14	CE-CLI	B-2		CE-CLI	CE-CLI		CE-CLI
43.010	JAGDAMBE, LLC 7915 WATERLOO RD	0.58	M-2	B-1	Rebuild NCU business after fire	B-1	B-1	5-0	B-1
43.018	PORT CAPITAL CENTER OF MARYLAND, LLC 7720 Port Capital Drive	1.79	B-1	N/A	Vacant parcel that adjoins 43.017 and Howard Square	CAC	CAC	5-0	CAC
43.021	6601 LITTLE RIVER TURNPIKE, LLC 7700 Port Capital Drive	6.39	M-1	N/A	Isolated warehouse adjoining Howard Square CAC development	CAC	CAC	5-0	CAC
43.020	MOBLEY, GILBERT 8291 Washington Boulevard	42.86	CE-CLI/R-MH	N/A	Rezoning impacts a 4 acre portion of Brentwood Mobile Home Park; Split Zoned.	R-MH	R-MH	5-0	R-MH
	TITTINUTCHANON, SORAWAT 8285 Washington Boulevard	0.21	CE-CLI	N/A	Existing residential lots.	R-MH	R-MH	5-0	R-MH
	YINGLING, JUNE 8281 Washington Boulevard	0.22	CE-CLI	N/A		R-MH	R-MH		R-MH
	WALLACE, KIMBERLEE AND BARBARA 8277 Washington Boulevard	0.20	CE-CLI	N/A		R-MH	R-MH		R-MH
	LARCEDA, VILMAR 8273 Washington Boulevard	0.25	CE-CLI	N/A		R-MH	R-MH		R-MH
44.001	AMERICAN PAVING FABRICS, INC 6910 OConner Drive	3.00	M-2	N/A		TOD	TOD		TOD
	BROWNLY, THOMAS 6930 OConner Drive	1.00	M-2	N/A		TOD	TOD		TOD

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	OTTER POINT INVESTMENT, LLC 6940 OConner Drive	2.06	M-2	N/A	Links Dorsey MARC station and Oxford Square TOD	TOD	TOD	5-0	TOD
	BALTIMORE AND OHIO RAILROAD CO No Address (Right-of-ways abutting TM 38 Parcel 1003)	?	M-2	N/A		TOD	TOD		TOD
46.001	BUCH FAMILY LP 10945 JOHNS HOPKINS RD	6.08	B-1/RR-MXD-3	R-A-15 or higher	Adjoins MD29. Sufficient commercial in area; Higher density apartments are an appropriate transitional use. CEF option also available.	R-A-25	R-A-25	5-0 Recommend considering CEF for potentially higher density?	R-A-25
46.002	MAPLE LAWN FARMS, INC 11595 SCAGGSVILLE RD	91.25	RR-DEO	R-A-15	New to PSA. Across MD216 from HCPSS campus and Maple Lawn, so appropriate for higher density residential.	R-A-15	SPLIT	5-0 The Board recommends a split zoning. Some apartments would be good for the area creating diversity in housing types, but 91 acres of apartments would be too much. The Board would like a split zoning with apartments to the northeast close to the Park and Ride lot, and R-ED or other low density single family zoning to the south and west.	R-A-15/R-ED
47.001	SAVAGE MILL REMAINDER, LLC 8550 FAIR ST	2.41	B-2	R-A-15	Transitional townhouses more appropriate for historic neighborhood than B-2.	R-A-15	R-A-15	5-0 The Board agreed the property is better suited as residential	R-A-15
47.010	SAVAGE MILL REMAINDER, LLC 8554 FAIR ST	2.52	B-2	R-A-15		R-A-15	R-A-15		R-A-15
47.002	LAW, DIXIE LEE 10210 GUILFORD RD	1.43	R-12	B-1	Adjoins commercial property to north and east, but residential to west and south. CCT allows transitional uses.	CCT	CCT	4-0	CCT
47.003	CROSS ROADS PARK, LP 8832 WASHINGTON BLVD	10.56	CE-CLI	CAC-CLI	Target location for commercial redevelopment	CE-CLI/CR	CE-CLI/CR	4-0 Agreed good area for redevelopment	CAC-CLI/CR
47.004	PLOGGER, LLC 8692 PINE TREE RD	7.09	R-12	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
47.005	CARRUTHERS, JOHN T JR 8696 PINE TREE RD	1.33	R-12	CAC-CLI		CE-CLI/CR	CE-CLI/CR		CAC-CLI/CR
47.006	CROSSROADS PARK, LP 8334 LINDA CT	7.56	R-SA-8	CAC-CLI	Higher density or mixed-use redevelopment more appropriate than R-SA-8 adjacent to MD32	CAC-CLI/CR	CAC-CLI/CR	4-0	CAC-CLI/CR
47.007	TSC/ROUTE 32, LLC 10390 GUILFORD RD	7.94	CE-CLI	CR	Targeted location for commercial redevelopment.	CE-CLI/CR	CE-CLI/CR	4-0	CE-CLI/CR

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47.008	SAVAGE LIMITED LIABILITY CO 9375 WASHINGTON BLVD	3.05	CE-CLI	M-1	CE amendments allow more use and setback flexibility. The CEF option is available for redevelopment.	CE-CLI	CE-CLI	4-0	CE-CLI
47.009	CFM, LLC 9385 WASHINGTON BLVD	2.78	CE-CLI	M-1		CE-CLI	CE-CLI		CE-CLI
47.011	KIM, DEOCHO AND JUK HUN 8802 Washington Boulevard	1.10	CE-CLI	N/A	Adjoins 47.003-47.006. Target location for commercial redevelopment.	CE-CLI/CR	CE-CLI/CR	4-0	CE-CLI/CR
	PARTH CORPORATION, INC 8806 Washington Boulevard	0.33	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	ELYKA ENTERPRISES, LLC 8810 Washington Boulevard	1.24	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	MILLINIUM MANAGEMENT CO, LLC 8826 Washington Boulevard	2.03	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	FT MEADE HOSPITALITY, LLC 8828 Washington Boulevard	0.96	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
47.012	FOXBOROUGH ESTATES LP 8562 Foxborough Drive	9.88	B-1/R-A-15/R-12	N/A	Existing Storch Woods Apartments. 1 acre portion of PAR A. Correcting a mistake.	R-A-15/R-12	R-A-15/R-12	4-0	R-A-15/R-12
48.001	AMERICAN TOURESROTS, INC 8801 Washington Boulevard	0.89	CE-CLI	N/A	Targeted location for commercial redevelopment.	CE-CLI/CR	CE-CLI/CR	4-0	CE-CLI/CR
48.002	SALVATION ARMY C/O MAJOR WILLIAM MADISON 10350 Guilford Road	6.74	CE-CLI	N/A	Adjoins 47.007. Targeted location for commercial redevelopment.	CE-CLI/CR	CE-CLI/CR	4-0	CE-CLI/CR
50.001	HURST, MARVIN 9790 WASHINGTON BLVD	1.92	CE-CLI	B-2	Targeted location commercial redevelopment	CE-CLI/CR	CE-CLI/CR	3-1 Josh Tzucker dissented in favor of B-2/CR	CE-CLI/CR
50.002	LAMPARTER, DENIS LEE 9792 WASHINGTON BLVD	2.28	CE-CLI	B-2		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
50.004	TURN MOTEL, INC C/O FREDERICK L NEWBERGER 9822 Washington Boulevard	1.22	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR	4-0	CE-CLI/CR
	STATE HIGHWAY ADMINISTRATION 9826 Washington Boulevard	0.36	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR
	FREESTATE LODGING, INC 9700 Washington Boulevard	1.21	CE-CLI	N/A		CE-CLI/CR	CE-CLI/CR		CE-CLI/CR

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	HOWARD COUNTY HOUSING COMMISSION 9750 Washington Boulevard	5.57	R-MH/CE-CLI	N/A		R-MH/CR	R-MH/CR		R-MH/CR
50.003	TRIPLE BELL FARMS, LLC 10113 NORTH SECOND ST	0.19	CAC-CLI	TOD	Part of adjoining TOD development	TOD	TOD	4-0	TOD
50.005	MIDWAY MOBILE VILLAGE 10051 North Second Street	10.83	CAC-CLI	N/A	Adjoins 50.003. Incorporate into adjoining TOD district.	TOD	TOD	4-0	TOD
	TYFA, ELISABETH 10061 North Second Street	0.74	CAC-CLI	N/A		TOD	TOD		TOD
	PARKWAY PROPERTIES 10065 North Second Street	0.69	CAC-CLI	N/A		TOD	TOD		TOD
	PARKWAY PROPERTIES 10071 & 10075 North Second Street	0.60	CAC-CLI	N/A		TOD	TOD		TOD
	SEHGAL, RAGHBIR AND HARJIT 10081 North Second Street	0.46	CAC-CLI	N/A		TOD	TOD		TOD
	SEHGAL, RAGHBIR 10091 North Second Street	0.36	CAC-CLI	N/A		TOD	TOD		TOD
	FUENTES, JOSE RICARDO 10095 North Second Street	0.36	CAC-CLI	N/A		TOD	TOD		TOD
	MI DEVELOPMENTS, INC C/O MI DEVELOPMENT 10117 North Second Street	63.11	CAC-CLI	N/A	P/O Parcel 384	TOD	TOD		TOD
	MARYLAND HOSPITALITY GROUP, INC 10127 North Second Street	1.35	CAC-CLI	N/A		TOD	TOD		TOD
MARYLAND HOSPITALITY GROUP, INC 10135 North Second Street	0.76	CAC-CLI	N/A		TOD	TOD	TOD		
50.006	AUSTIN, MICHAEL AND KELLY 9943 Washington Boulevard	2.06	CAC-CLI	N/A	Adjoins CE	CE-CLI	CE-CLI	4-0	CE-CLI
	PATCO ENTERPRISES, LLC 9390 Davis Avenue	2.28	CAC-CLI	N/A		CE-CLI	CE-CLI		CE-CLI
	YEC PROPERTIES, LLC 9391 Davis Avenue	1.858	CAC-CLI	N/A		CE-CLI	CE-CLI		CE-CLI

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