

**REVISED** Preliminary Comprehensive Zoning:  
 Map Amendment Applications **NOT SUPPORTED** by DPZ

**May 16, 2013**

Amendment Number	Property Address	Acres	Current Zoning	Requested Zoning	DPZ Notes	DPZ Recommendation	Planning Board Recommendation	Planning Board Notes
6.001	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.
10.001	11416 OLD FREDERICK RD	3.79	RC-DEO	R-20	Outside the Planned Service Area for sewer	RC-DEO	RC-DEO	4-0
15.005	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.
15.004	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.
15.006	12705 LIVESTOCK RD	1.7	RC-DEO	B-2		RC-DEO	RC-DEO	
15.007	12691 LIVESTOCK RD	62.9	RC-DEO	B-2		RC-DEO	RC-DEO	
21.001	14290 TRIADELPHIA RD	0.919	RC-DEO	B-1	Not a commercial area. 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.

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22.001	13554 TRIADELPHIA RD	1.29	RR-DEO	B-1	Not a commercial area. 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.
23.001	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.
23.002	10443 FREDERICK RD	0.95	R-20	B-1	Sufficient commercial nearby.	R-20	B-1	
24.003	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.
24.013	10360 Baltimore National Pike	1.54	CCT/B-1	N/A	Match 24.003 if rezoned to B-1	CCT/B-1	B-1	
28.001	4870 TEN OAKS RD	2.41	RR-DEO	B-1	Intent unknown. Does not adjoin retail.	RR-DEO	RR-DEO	4-0
29.001	10435 CLARKSVILLE PK	0.98	R-20	B-1	<b><u>This map amendment proposal has been withdrawn by the applicant.</u></b>	R-20		

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31.001	4882 MONTGOMERY RD	4.44	R-20 & B-1	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.
37.012	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.
38.003	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.
38.002	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.
38.008	6475 WASHINGTON BLVD	1.65	CE-CLI	M-1		CE-CLI	CE-CLI	
38.009	6151 PINE AVE	0.48	CE-CLI	M-1		CE-CLI	CE-CLI	

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38.004	6614 WASHINGTON BLVD	1.14	R-12	R-MH	Part of a single family detached neighborhood	R-12	R-12	4-0
38.012	6598 WASHINGTON BLVD	0.793	R-12	R-MH	Part of a single family detached neighborhood	R-12	R-12	
40.005	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.
40.004	13325 CLARKSVILLE PK	3.07	RR-DEO	B-1	Residential use; BRX option.	RR-DEO	RR-DEO	4-0 Retain zoning, but consider BRX.
40.007	13303 CLARKSVILLE PK	3.06	RR-DEO	B-1	Residential use; BRX option.	RR-DEO	RR-DEO	
42.002	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.
43.009	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.
43.012	8391 WASHINGTON BLVD	4.14	CE-CLI	B-2		CE-CLI	CE-CLI	

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43.001	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.
43.002	7066 KIT KAT RD	0.28	CE-CLI	M-2		CE-CLI	M-2	
43.003	7561 WASHINGTON BLVD	1.74	CE-CLI	B-1		CE-CLI	CE-CLI	4-0 Retain CE-CLI near Route 1.
43.004	7065 KIT KAT RD	2.29	CE-CLI	M-2		CE-CLI	M-2	4-0
43.005	7045 KIT KAT RD	1.17	CE-CLI	M-2		CE-CLI	CE-CLI	3-1 Josh Tzucker dissenting in favor of M-2
43.013	7059 KIT KAT RD	2.11	CE-CLI	M-2		CE-CLI	M-2	4-0
43.007	7491 WASHINGTON BLVD	3.44	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.
43.014	7499 WASHINGTON BLVD	0.97	CE-CLI	M-2		CE-CLI	CE-CLI	
43.015	7509 WASHINGTON BLVD	0.91	CE-CLI	M-2		CE-CLI	CE-CLI	
43.016	7503 WASHINGTON BLVD	2.96	CE-CLI	M-2		CE-CLI	CE-CLI	

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47.008	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
47.009	9385 WASHINGTON BLVD	2.78	CE-CLI	M-1		CE-CLI	CE-CLI	