



Board of Appeals of Baltimore County

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SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
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March 25, 2014.

Michael E. Field, County Attorney
Nancy C. West, Assistant County Attorney
Office of Law
The Historic Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Baltimore County, Maryland*
Pulaski Highway Map Correction
Case No.: MC-14-01

Dear Ms. West:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script that reads "Sunny Cannington".

Krysundra "Sunny" Cannington
Administrator

Enclosure

c: See attached Distribution List

Cover letter
Distribution List
March 25, 2014
Page 2

Michael E. Field, County Attorney , Counsel for Petitioner /Baltimore County
Nancy C. West, Assistant County Attorney, Co- Counsel for Petitioner /Baltimore County
Peter M. Zimmerman, People's Counsel for Baltimore County
John B. Gontrum, Esquire, Counsel for Eben Limited Partnership and Four Seas Investments, Inc
Howard L. Alderman, Esquire, Counsel for Williamsburg Restaurant and Motel, LLC
Douglas L. Burgess, Esquire, Counsel for ISI Properties, Inc
John W. Beckley, Esquire, Counsel for Struben Properties, LLC and Silver-Top Manufacturing Co, Inc

10800 Pulaski Highway, LLC
10815, LLC
10907 Pulaski Highway, LLC
Baltimore Gas & Electric Co
Beechtree Holding Company, LLC
Geoffrey and Peggy Carr
Classic Body & Fender, Inc
CLS Properties, LLC
Compass, LLC
Cowenton United Methodist Church
Bruce P. Burry
Denger Family, LLC
Eben Limited Partnership
Four Seas Investments, Inc
Gast Construction Company, Inc
Jerome V. Grue Trustee
Patricia Guldan
Harton Corporation
ISI Properties, Inc
George Kellner
Harry Hellner
Larry Kersey
James Thomas Kersey
L & S Turner Properties, LLC
Jon D. Luke
Marine Max Northeast, LLC

William V. Mercer
Norman and Lisa Midwig
Charles and Tina Most
Tina Norris
Yasmina Patel
Pedersen, Hacke, Pederson Partnership
Liva Pinzuti
Robert and Donna Potter
James Wayne Rains
William John Rains
RCC, LLC
Rodick Realty Partnership/Cloverland Farms Dairy
Jack Roesner
Henry and Ramona Sauers
SG Maryland, LLC
Silvertop Manufacturing Co, Inc
Kenneth Speckman
Susan Gehring
Struben Properties, LLC
David Stumpf
Thomasland Schadie, LLC
Joan B Thompson Trustee LWE, LLC
Tyr01, LLC
George Vasiliades
Williamsburg Restaurant and Motel, LLC

The Honorable Cathy Bevins, Chairperson and Councilwoman 6th District, Baltimore County Council
The Honorable David Marks, Councilman 5th District, Baltimore County Council
Fred Homan, Administrative Officer
Andrea Van Arsdale, Director/Department of Planning
Arnold Jablon, Director/PAI
Jessie Bialek/Department of Planning
Jeff Mayhew, Deputy Director, Department of Planning

**IN THE MATTER OF
BALTIMORE COUNTY, MARYLAND;**

-Petitioner

**E and W/s of PULASKI HIGHWAY
Between Ebenezer Road and Stevens Lane**

5TH and 6TH COUNCILMANIC DISTRICTS

RE: ZONING MAP CORRECTION

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**BEFORE THE
BOARD OF APPEALS
OF BALTIMORE COUNTY**

CASE NO. MC-14-01

* * * * *

ORDER

The above entitled matter came on for hearing before this Board on February 20, 2014 on a Petition for Zoning Map Correction (Petition) filed by Michael E. Field, County Attorney, and Nancy C. West, Assistant County Attorney, on behalf of Baltimore County, Maryland (County), Petitioner. The requested correction involves a technical drafting error. The original petition filed by the County sought to reclassify 54 acres across 56 properties. They now seek to reclassify approximately 50.2 acres covering 51 properties that are located on the east and west sides of Pulaski Highway from Ebenezer Road to Stevens Lane in the Middle River section of Baltimore County from M.L. (Manufacturing-Light) to B.R.-A.S. (Business, Roadside-Automotive Service).

The petition is cognizable under Baltimore County Code (BCC or Code) §§ 32-3-231 to 32-3-236, and, specifically, § 32-3-233(a), which provides that the Department of Planning (Planning) may initiate a petition on its own if it discovers a technical drafting error on the zoning map. At the conclusion of the February 20, 2014 hearing, the record was left open as the Board asked the County to review certain zoning maps and other documentation to clarify and/or address concerns raised at the hearing. Upon further review, the County determined that the number of properties identified in its Petition as being erroneously zoned was significantly reduced. Accordingly, it submitted Exhibit L, which revised Exhibit C-1, the list of properties

and the impacted acreage; and Exhibit M, which revised Exhibit C-2, the color-coded map that correlates numerically with the properties. As there were no objections, the Board accepts Exhibits L and M into evidence. This downward revision of properties was a result of the Board's request that Planning review the 1":200' scale zoning maps adopted by the County Council in 2000. After reviewing the officially adopted 2000 maps, it became clear to Planning that the properties on the north side of Red Lion Road were no longer involved in the technical zoning error, and the adopted maps of the 2000 zoning process remained intact.

On March 19, 2014, the Board conducted a public deliberation and approved the map correction as recommended by Baltimore County on Exhibits L and M. The Board, in their deliberations, did express some concerns over property owners who did not participate in these proceedings. The Board acknowledges that the County did everything they were required to do to notify the property owners, however, there may have been some owners who were unaware what was occurring because they did not receive or understand the letter mailed to them by the County in November 6, 2013, and/or they did not see the postings. The signs were posted on March 4, 2014, which was immediately prior to two significant snow storms. As this is an industrial area, many of the property owners may not have been down to the properties to see the signs. There was no indication to the Board as to why those property owners who were not present were not participating. This Opinion follows, consistent therewith and addresses those concerns.

Nancy C. West, Assistant County Attorney, represented Baltimore County, Maryland. Peter Max Zimmerman, People's Counsel for Baltimore County, participated, as did John B. Gontrum, Esquire, representing Eben Limited Partnership and Four Seas Investments, Inc., and John W. Beckley, Esquire, representing Struben Properties, LLC. Several individual owners of

the properties affected also appeared. Prior to the hearing a letter was received from Howard L. Alderman, Jr., Esquire, (County Exhibit G) representing the Williamsburg Restaurant and Motel, LLC, and a Motion was received from Douglas L. Burgess, Esquire, (County Exhibit H) on behalf of ISI Properties, Inc. This Opinion and Order addresses all of their stated concerns.

The facts in this case are not in dispute. After the 2000 Comprehensive Zoning Maps were adopted by the County Council, almost all of the properties bordering on the north and south sides of Pulaski Highway from Ebenezer Road to Stevens Lane were zoned B.R.-A.S, at least in part. No zoning map issue was raised with respect to the properties included in the Petition in the 2004 Comprehensive Zoning Map Process (CZMP). No notice of pending zoning change was ever given the property owners or published in any record, yet following the adoption of the 2004 Comprehensive Zoning Maps all of these properties had their former B.R.-A.S. zoning changed to M.L. zoning. This zoning change resulted from a technical drafting error made by Planning while implementing the decisions associated with the 2004 zoning map process. The mislabeling of the zoning was perpetuated in the official version of the Zoning Geodatabase. This technical error by Planning was independent of and not associated with any issue that was raised by any party in the 2004 CZMP nor any other CZMP up to and including the 2012 CZMP. Further, the zoning change did not arise from the procedure set forth in the BCC § 32-3-211 et seq.

The matter was first brought to the attention of Planning in June 2012, when John B. Gontrum, Esquire, sent the Planning Director a letter alleging that a technical drafting error had occurred on his client's property, and perhaps some other properties as well, at the end of the 2004 comprehensive zoning process. Planning then conducted a thorough investigation and discovered that numerous additional properties were impacted by the drafting error. Because of

the large number of properties involved, Planning elected to initiate a petition on its own to correct the drafting error pursuant to BCC § 32-3-233 (a). On November 6, 2013, Planning sent the required written notice to the affected property owners of its intention to file a petition with this Board to correct the zoning error at the County's expense. Further, as a condition precedent to the County's filing its Petition, the Planning Director notified the Baltimore County Council of its intention to correct the technical drafting error. Because the affected properties encompassed two Councilmanic districts, letters were sent on December 20, 2013 to the Honorable David Marks, Councilman for the 5th District, and the Honorable Cathy Bevins, Councilwoman for the 6th District, respectively. As the County's witness Jessie Bialek testified, Planning posted a sign on each property identified in the Petition along with the scheduled hearing date and other details as required by BCC § 32-3-234. Accordingly, this Board finds that the requisite notice provisions of the Code have been fully met.

As part of its diligence in addressing the problem, Planning conducted a community information meeting on December 3, 2013 at Vincent Farm Elementary School to explain to the community as a whole the mapping error and the process to fix it, and to allow affected property owners an opportunity to voice their concerns. Planning has made a concerted effort to accurately identify all impacted properties and property owners as evidenced by the considerable time it devoted to further review of the zoning maps as requested by the Board and the detailed revised exhibits it submitted after the February 20, 2014 hearing.

The facts are very straightforward although their impact on various properties has raised some individual issues. In 2000, the official Baltimore County Zoning Maps were on 1":200' scale hand-drawn drawings. These maps show the impacted properties had road frontage along Pulaski Highway (U.S. Route 40) zoned B.R. – A.S. to a depth of approximately 200' into the

property. The balance, if any, of the individual properties was zoned M.L. Along Red Lion Road the zoning line for the Pulaski Highway properties ran along the centerline of the road. Although originally it appeared that zoning encroached on properties north of Red Lion Road thereby creating small strips of incorrectly zoned area, that has now been shown not to be the case, and as shown by County Exhibit M, the zoning north of Red Lion Road has remained intact. No one has disputed the basic facts in this case or that a legitimate technical drafting error occurred in drafting the 2004 zoning maps.

Baltimore County Charter § 522.1 requires the office of planning and zoning (now the Department of Planning) to prepare, recommend to the County Council and administer a zoning map at least once every six years. In 1970 the County Council adopted a quadrennial comprehensive zoning map process. Over the years the process has changed several times, but since its inception Planning Board recommendations on proposed zoning have been required. Hearings on those recommendations as well as hearings before the County Council on any changes to those proposed zoning recommendations had to occur. The current process, adopted in 2004, requires not only Planning Board recommendations and hearings both before the Planning Board and the County Council, but also notice to the property owner by mail and by posting of the property. BCC § 32-3-215. Although failure to mail notice or to post a property are not grounds for invalidating zoning, the County Council believed it was sufficiently important to make notice to the property owner an obligation under the Code. Notice of the public hearings, however, was required as well as the hearings themselves.

BCC § 32-3-222 states: "The County Council may not change or amend an area or parcel of land in the zoning map that was not considered by the Planning Board for a change in zoning before the submission of the map to the County Council." In this case no zoning map

issue was raised in 2004 with respect to the impacted properties; the Planning Board never considered, or recommended, changing the zoning on the properties; and the County Council had no issue before it pertaining to these properties. Accordingly, we find that in 2004 there was a legitimate technical drafting error as recognized by Planning and the County in its Petition, and a process articulated in the Code for correcting such error.

After the hearing, People's Counsel raised an issue about the impact of the subsequent adoption by the County Council in 2008 and in 2012 of zoning maps covering the same area with the M.L. zone in place, as well as a Baltimore County Master Plan, which includes a map of existing zoning. This Board believes it has the authority under the BCC to review and approve changes to correct technical drafting errors occurring in the 2004 zoning maps notwithstanding the adoption of intervening maps where no issues were raised with respect to the subject properties.

In Freeland Legacy Alliance, et al v. Shelley Middletown Road Holdings, LLC, et al, an unreported case of the Court of Special Appeals pertaining to Baltimore County zoning and development, the Court held that the repeal in 2008 of the 2004 zoning maps, and the enactment of new maps to supersede the 2004 maps, did not impact the 2004 zoning on properties that were not changed in 2008. The Court cited Hensley v. Bethesda Sheet Metal Co., 230 Md. 556, 561 (1963) for the proposition that in Maryland "the repeal and reenactment of a statute is regarded as an uninterrupted continuation of the law as it existed prior to the reenactment...."

Of equal, if not greater, relevance to the issue of the impact of subsequent maps on a prior zoning map drafting error has been the action of the County Council. Just as the Council has adopted a specific set of ordinances with respect to the process of comprehensive zoning,

the Council has adopted several Code provisions pertaining to the correction of inadvertent drafting errors in the maps. See BCC §§ 32-3-231 to 32-3-236. Council Bill No. 42-1990 established a procedure whereby an individual could raise an issue that zoning had been changed incorrectly by a technical drafting error. The idea was simply to correct a drafting error outside the more complex and onerous “change/mistake” petition process. Arguably, the County Council thought that an individual whose property had been rezoned incorrectly due to a technical drafting error by County staff should not have to incur considerable time and expense to correct it. At that time Bill No. 42-1990 stated in pertinent part: “The owner of any property may give written notice to the director of planning and zoning that the zoning map last enacted by the county council does not accurately reflect the final zoning classification imposed by the council on the owner’s property during the last or prior comprehensive zoning process...” [emphasis added]. The Council obviously believed that the enactment of a subsequent zoning map had no bearing on the map with the initial error. The current Code language, adopted in 2004 by Bill No. 103-02, states: “The owner of property may give written notice to the Director of Planning that the zoning map last enacted by the County Council does not accurately reflect the zoning classification enacted by the County Council on the owner’s property during any comprehensive zoning process...” [emphasis added]. This provision clearly grants authority to correct a technical drafting error in a previous zoning map, provided that in the interim no zoning map issues have been raised with respect to the subject property.

Finally, the Board takes note of the fact that, over the years, petitions to correct technical drafting errors in maps enacted prior to current zoning maps have been approved routinely. Because of the time it takes to discover the error and then to investigate and properly address it, petitions to correct drafting errors have been presented to the Board and approved by

the Board in recent years pertaining to map errors prior to 2004. The Board is unaware of any objection by People's Counsel to those approvals. For all of the reasons set forth hereinabove, the Board believes that the 2004 map drafting error in the instant case can now be corrected as provided by the BCC.

The scope of this particular error, however, has raised several specific issues, which we shall address:

A. Williamsburg Restaurant and Motel LLC. 11450 Pulaski Highway (County Petition Issue No. 56): Howard L. Alderman, Jr., Esquire, by letter to this Board called to our attention that the subject property was the subject of a zoning map issue in 2012 and was rezoned to B.M. (Business, Major). The County does not seek to rezone this property, for although it may have been inaccurately zoned prior to the 2012 zoning process; the issue was separately raised, reviewed by the Planning Board and by the County Council, thereby making the current B.M. zone legitimate. Nothing herein is intended to change the Council's previous zoning of this property to B.M.

B. Struben Properties LLC. 11120 Pulaski Highway (County Petition Issue No. 50): John W. Beckley, Esquire, and members of the LLC appeared on its behalf to request that the existing M.L. zone stay in place. As the 2000 zoning map NE 9 J shows, the bulk of the property was zoned M.L, and the B.R.-A.S. line for whatever reason ran through the building. The property was raised as a map error before us by Planning and the County, and, by consent, the zoning should remain M.L. in its entirety as shown on County Exhibit N.

C. ISI Properties, Inc. 11012 Red Lion Road (County Petition Issue No. 26): Douglas L. Burgess, Esquire, filed a Motion on behalf of his client asking that the existing zoning remain intact. The 2000 zoning maps filed as exhibits by Baltimore County (Zoning

Pulaski Highway properties/Map Correction/MC-14-01

Maps NE 8 I, NE 8J, NE9J) show the B.R.-A.S. zoning never crossed the centerline of Red Lion Road to the north side. Planning now recommends that the zoning existing on the north side of Red Lion Road consistent with the 2000 zoning maps should remain intact. ISI Properties shall retain its M.L. zoning.

D. Rodick Realty Partnership I Cloverland Farms Dairy 10740 Pulaski Highway (County Petition Issue 44): A realtor representing the owner raised an issue at the hearing that contrary to the County's Petition, the entire site was rezoned to BR-AS prior to the 2004 zoning maps. This was confirmed by Planning after the hearing. Planning's findings indicate that the zoning line of B.R.-A.S. was meant to run along the rear property line as approved by the County Council in Issue 5-067 in the 1996 zoning process and not meant to exclude the few feet in the rear of the property in favor of M.L. Again, this was simply a drafting error perpetuated by the 2004 zoning maps. The entire property, therefore, shall be rezoned to B.R.-A.S. as recommended by Planning on County Exhibit N.

E. RCC, LLC. 1300 E. Ebenezer Road, Red Lion Manor (County Petition Issue 43): Mr. Michael Andrews testified as a member of the LLC that the property was purchased specifically because it was zoned M.L. and permitted a construction equipment storage yard. The B.R.-A.S. zoning would require a special exception for a similar use. The issue arises with respect to whether the use of the property as a legal use in the M.L. zone would now give rise to a non-conforming use in the B.R.-A.S. zone. The law provides a remedy to property owners whose property is erroneously zoned M.L., and it provides a remedy to those who purchased the property legitimately believing that the M.L. zone was the correct zone. To show how people believed that the M.L. zoning was legitimate, People's Counsel produced several zoning cases based on the M.L. zoning in place. Based on the uncontroverted testimony, this Board

finds RCC has a legitimate non-conforming use as a construction equipment storage yard. This does not mean that there was not a mapping error or that the property could not be rezoned to its proper zoning of B.R.-A.S. It does mean, however, that the use should remain undisturbed as a legitimate non-conforming use based on the zoning in place when the use commenced.

Following its thorough review and analysis of the official zoning maps adopted in 2000, the logs of zoning issues filed in 2004, 2008 and 2012, and the official zoning maps adopted in 2004, 2008 and 2012, Planning prepared the attached chart (County Exhibit L) which shows the current zoning and the recommended zoning. After carefully reviewing all exhibits, considering the testimony of the County's witness, Jessie Bialek, property owners, Bruce Curry, Carol Nickman, and Mike Andrews, and arguments of counsel presented at the hearing as well as their post-hearing submittals, the Board hereby adopts the recommendations of Planning as shown on the attached map (County Exhibit N) for the reasons stated hereinabove.

ORDER

IT IS, THEREFORE, this 25th day of March 2014, by the Board of Appeals of Baltimore County

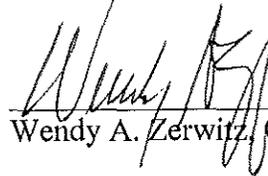
ORDERED that the current zoning on the properties identified in the Petition for Zoning Map Correction and the exhibits incorporated therein be corrected to reflect the zoning in accordance with the legislative intent of the County Council as reflected on County Exhibits L and N that are attached hereto and incorporated herein by reference; and it is further

ORDERED that the Department of Planning make the necessary changes and corrections as set out herein on the latest Comprehensive Zoning Map for Baltimore County with regard to the subject properties; and it is further

ORDERED that consistent with the arrangement made between Planning and property owner Mike Andrews of RCC LLC, any other property owners who did not come forward at the time of this hearing and who are using their property consistent with uses allowed in M.L. zoned property but not B.R.-A.S zoned property shall be given a letter allowing the non-conforming use and, if a special exception is needed in the future, the property owner shall be granted same, and the cost associated with the filing and advertising shall be waived by the County.

Any petition for judicial review from this decision must be in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

BOARD OF APPEALS
OF BALTIMORE COUNTY



Wendy A. Zerwitz, Chairwoman



Wendell H. Grier



Richard A. Wisner

Pulaski Map Correction

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
1	6	1119085810	10800 PULASKI HIGHWAY LLC 10346 CHAMPION WAY, LAUREL, MD 20723	10800 PULASKI H	10800 PULASKI HWY NWS SE RED LION RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.7074	Inside	BR AS	0.7074
Total:		0.7074	Total:		0.7074

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
2	77	1112060190	10815 LLC 10811 PULASKI HWY, WHITE MARSH, MD 21162	10815 PULASKI H	10815 PULASKI HWY IRVIN GOODMAN PROPERT

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.7360	Inside	BR AS	0.7360
Outside	ML	0.0324	Outside	ML	0.0324
Total:		0.7684	Total:		0.7684

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
3	74	1103024490	10907 PULASKI HIGHWAY LLC 8975 QUEEN MARIA CT, COLUMBIA, MD 21045	10907 PULASKI H	10907 PULASKI HWY 850 NE EBENEZER RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	1.9062	Inside	BR AS	1.9062
Outside	ML	0.4874	Outside	ML	0.4874
Total:		2.3937	Total:		2.3937

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
4	42	1600014701	BALTIMORE GAS & ELECTRIC CO TAX ACCOUNTING UNIT PO BOX 1475, BALTIMORE, MD 21203	PULASKI HWY	2380 NE EBENEZER RD RED LION MANOR
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside ML		0.8697
			Total:		0.8697

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
5	72	1700000478	BALTIMORE GAS & ELECTRIC CO TAX ACCOUNTING UNIT PO BOX 1475, BALTIMORE, MD 21203	PULASKI HWY	PULASKI HIGHWAY 1775 E COWENTON AVE
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside ML		0.1232
			Outside BR		1.6682
			Outside ML		0.2182
			Outside ML AS		0.5821
			Total:		2.5918

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
6	43	1600014701	BALTIMORE GAS & ELECTRIC CO TAX ACCOUNTING UNIT PO BOX 1475, BALTIMORE, MD 21203	PULASKI HWY	2380 NE EBENEZER RD RED LION MANOR
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside ML		0.3691
			Total:		0.3691

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
7		INTENTIONALLY DELETED	BALTIMORE GAS & ELECTRIC CO			<i>Not within Map Correction</i>
		Existing				Proposed

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
8		INTENTIONALLY DELETED	BALTIMORE GAS & ELECTRIC CO			<i>Not within Map Correction</i>
		Existing				Proposed

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
9		INTENTIONALLY DELETED	BALTIMORE GAS & ELECTRIC CO			<i>Not within Map Correction</i>
		Existing				Proposed

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description		
10	29	1119013110	BEECHTREE HOLDING COMPANY L L C 11026 RED LION RD, WHITE MARSH, MD 21162	11024 RED LION R	NS RED LION RD 2640 FT E COWENTON AVE	<i>Not within Map Correction</i>	
		Existing				Proposed	
		Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
			Outside ML	2.9830	Outside ML	2.9830	
			Total:	2.9830	Total:	2.9830	

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
10	30	1119013020	BEECHTREE HOLDING COMPANY L L C 11026 RED LION RD, WHITE MARSH, MD 21162	11026 RED LION R	11026 RED LION RD NS 2640 NE OF COWENTON AV	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	ML	0.8195	Outside	ML	0.8195
		Total:			Total:
		0.8195			0.8195

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
11	25	1114010525	CARR GEOFFREY R CARR PEGGY L 10932 RED LION RD, WHITE MARSH, MD 21162	10932 RED LION R	RED LION RD 1480 E OF COWENTON RD	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	ML	1.4118	Outside	ML	1.4118
		Total:			Total:
		1.4118			1.4118

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
12	75	1107049900	CLASSIC BODY & FENDER INC 10825 PULASKI HIGHWAY, WHITE MARSH, MD 21162	10825 PULASKI H	10825 PULASKI HWY 225 NE COWENTON AV

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	1.1928	Inside	BR AS	1.1928
Outside	ML	0.1234	Outside	ML	0.1234
		Total:			Total:
		1.3163			1.3163

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description			
13	20	1119040252	CLS PROPERTIES LLC 3854 JARRETTSVILLE PIKE, JARRETTSVILLE, MD 21084	10820 PULASKI H	10820 PULASKI HWY 305 NE EBENEZER RD			
			Existing				Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	1.2419	Inside	BR AS	1.2419
			Total:		1.2419	Total:		1.2419
14	3	1118050192	COMPASS LLC 5512 EBENEZER RD, WHITE MARSH, MD 21162	5512 EBENEZER R	5512 EBENEZER RD NE COR RED LION RD	<i>Not within Map Correction</i>		
			Existing				Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
			Outside	BL	0.3386	Outside	BL	0.3386
			Total:		0.3386	Total:		0.3386
14	4	1118050191	COMPASS LLC 5512 EBENEZER RD, WHITE MARSH, MD 21162	RED LION RD	150 E EBENEZER RD	<i>Not within Map Correction</i>		
			Existing				Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
			Outside	BL	0.2786	Outside	BL	0.2786
			Total:		0.2786	Total:		0.2786
15	16	1103048752	COWENTON M E CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	RED LION RD COWENTON	<i>Not within Map Correction</i>		
			Existing				Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
			Outside	DR 5.5	0.1686	Outside	DR 5.5	0.1686
			Total:		0.1686	Total:		0.1686

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
15	17	1103048752	COWENTON M E CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	RED LION RD COWENTON	<i>Not within Map Correction</i>

Existing	Proposed
Inside/Outside Map Correction Boundary	Inside/Outside Map Correction Boundary
Zoning	Zoning
Acres	Acres
Outside DR 5.5 0.1689	Outside DR 5.5 0.1689
Total: 0.1689	Total: 0.1689

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
15	18	1103048752	COWENTON M E CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	RED LION RD COWENTON	<i>Not within Map Correction</i>

Existing	Proposed
Inside/Outside Map Correction Boundary	Inside/Outside Map Correction Boundary
Zoning	Zoning
Acres	Acres
Outside DR 5.5 0.1689	Outside DR 5.5 0.1689
Total: 0.1689	Total: 0.1689

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
15	19	1103048752	COWENTON M E CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	RED LION RD COWENTON	<i>Not within Map Correction</i>

Existing	Proposed
Inside/Outside Map Correction Boundary	Inside/Outside Map Correction Boundary
Zoning	Zoning
Acres	Acres
Outside DR 5.5 0.1016	Outside DR 5.5 0.1016
Total: 0.1016	Total: 0.1016

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
16	14	1103050250	COWENTON METHODIST EPISCOPAL CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	LT 50,51 COWENTON	<i>Not within Map Correction</i>

Existing	Proposed
Inside/Outside Map Correction Boundary	Inside/Outside Map Correction Boundary
Zoning	Zoning
Acres	Acres
Outside DR 5.5 0.1689	Outside DR 5.5 0.1689
Total: 0.1689	Total: 0.1689

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
16	15	1103050250	COWENTON METHODIST EPISCOPAL CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	LT 50,51 COWENTON	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	DR 5.5	0.1692	Outside	DR 5.5	0.1692
Total:		0.1692	Total:		0.1692

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
17	13	1103052830	COWENTON UNITED METHODIST CHURCH 10838 RED LION RD, WHITE MARSH, MD 21162	RED LION RD	PT LT 49 COWENTON	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	DR 5.5	0.0867	Outside	DR 5.5	0.0867
Total:		0.0867	Total:		0.0867

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
18	60	1113057564	CURRY BRUCE PATRICK 5819 STEVENS RD, WHITE MARSH, MD 21162	5814 STEVENS RD	STEVENS RD NW COR BAKER AVENUE	

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.0189	Inside	BR AS	0.0189
Outside	ML	1.5838	Outside	ML	1.5838
Outside	RC 5	2.2354	Outside	RC 5	2.2354
Total:		3.8381	Total:		3.8381

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
19	66	1600010384	DENGLER FAMILY LLC 11021 PULASKI HWY, WHITE MARSH, MD 21162	11051 PULASKI H	11051 PULASKI HWY 2125 SW STEVENS ROAD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	1.4237	Inside	BR AS	1.4237
Outside	ML	3.1476	Outside	ML	3.1476
Total:		4.5713	Total:		4.5713

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
19	69	1116045275	DENGER FAMILY LLC 11021 PULASKI HWY, WHITE MARSH, MD 21162	11021 PULASKI H	11021 PULASKI HWY 2000 NE EBENEZER RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	1.3385	Inside	BR AS	1.3385
Outside	BR	0.5476	Outside	BR	0.5476
Outside	ML	0.8940	Outside	ML	0.8940
Total:		2.7802	Total:		2.7802

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
19	70	1116045275	DENGER FAMILY LLC 11021 PULASKI HWY, WHITE MARSH, MD 21162	11021 PULASKI H	11021 PULASKI HWY 2000 NE EBENEZER RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.0201	Inside	BR AS	0.0201
Total:		0.0201	Total:		0.0201

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
20	78	1108081411	EBEN LIMITED PARTNERSHIP 14 BACK RIVER NECK RD, BALTIMORE, MD 21221	10811 PULASKI H	IRWIN GOODMAN
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	1.1948
			Outside	ML	0.0990
			Total:		1.2938

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
21	65	2200003690	FOUR SEAS INVESTMENTS INC 1027 HILLEN ST, BALTIMORE, MD 21202	11101 PULASKI H	PULASKI HWY 1740 SW STEVENS RD
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	1.9204
			Outside	ML	6.4912
			Total:		8.4116

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
22	47	1118012510	GAST CONSTRUCTION COMPANY INC 11100 PULASKI HWY, WHITE MARSH, MD 21162	11100 PULASKI H	2970 N COWENTON AV
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	0.4040
			Total:		0.4040

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
22	48	1102003320	GAST CONSTRUCTION COMPANY INC 11100 PULASKI HWY, WHITE MARSH, MD 21162	RED LION RD	SES RED LION RD 1320 E COWENTON AV

Existing

Proposed

Inside/Outside	Map Correction	Boundary	Zoning	Acres	Inside/Outside	Map Correction	Boundary	Zoning	Acres	
			Inside ML	0.2506				Inside BR AS	0.2506	
			Outside ML AS	0.0006				Outside ML AS	0.0006	
				Total:					Total:	0.2512

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
22	49	1102003321	GAST CONSTRUCTION COMPANY INC 11100 PULASKI HWY, WHITE MARSH, MD 21162	PULASKI HWY	NWS PULASKI HWY 3100 NE COWENTON AV

Existing

Proposed

Inside/Outside	Map Correction	Boundary	Zoning	Acres	Inside/Outside	Map Correction	Boundary	Zoning	Acres	
			Inside ML	0.2243				Inside BR AS	0.2243	
				Total:					Total:	0.2243

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
23	59	1900014932	GRUE JEROME V TRUSTEE PO BOX 424, WHITE MARSH, MD 21162	11161 PULASKI H	11161 PULASKI HWY SES 420 FT SW STEVENS RD

Existing

Proposed

Inside/Outside	Map Correction	Boundary	Zoning	Acres	Inside/Outside	Map Correction	Boundary	Zoning	Acres	
			Inside ML	0.7910				Inside BR AS	0.7910	
			Outside ML	0.0255				Outside ML	0.0255	
			Outside RC 5	0.0073				Outside RC 5	0.0073	
				Total:					Total:	0.8239

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
24	67	1102001650	GULDAN PATRICIA 11035 PULASKI HIGHWAY, WHITE MARSH, MD 21162	11035 NEW PHILA	11035 NEW PHIL RD AKA 7 NEW PHIL RD

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.7588
Total:		0.7588

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	BR AS	0.7588
Total:		0.7588

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
25	57	1900014933	HARTON CORPORATION P O BX 424, WHITE MARSH, MD 21162	11165 PULASKI H	11165 PULASKI HWY SE 300 SW STEVENS RD

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.2994
Outside	ML	0.0000
Outside	ML AS	0.2862
Total:		0.5856

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	BR AS	0.2994
Outside	ML AS	0.2862
Total:		0.5856

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
26	27	1108004571	ISI PROPERTIES INC		2000 FT NE EBENEZER RD

*Not within
Map
Correction*

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	ML	0.0787
Total:		0.0787

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	ML	0.0787
Total:		0.0787

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
26	28	1108004570	ISI PROPERTIES INC		NS RED LION RD 2000 FT NE EBENEZER RD	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Outside ML	0.9146		Outside ML	0.9146
	Total:	0.9146		Total:	0.9146

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
27	32	1111016575	KELLNER GEORGE S 10907 RED LION RD, WHITE MARSH, MD 21162	10907 RED LION R	RED LION RD 800 N COWENTON AV

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.7587		Inside BR AS	0.7587
	Total:	0.7587		Total:	0.7587

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
28	33	1111015675	KELLNER HARRY H KELLNER GEORGE S 374 PAPER MILL DR, HAMPSTEAD, MD 21074	10911 RED LION R	SS RED LION RD 1320FT E COWENTON AV

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.3509		Inside BR AS	0.3509
	Total:	0.3509		Total:	0.3509

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Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
29	68	1600011759	KERSEY LARRY KERSEY JAMES THOMAS 11025 PULASKI HWY, WHITE MARSH, MD 21162	11025 PULASKI H	11025 PULASKI HWY STONEWALL INN

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	1.0820		Inside BR AS	1.0820
	Outside ML	1.0358		Outside ML	1.0358
	Total:	2.1178		Total:	2.1178

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
30	54	1119012770	L & S TURNER PROPERTIES LLC 11570 BELAIR RD, KINGSVILLE, MD 21087	11150 PULASKI H	PULASKI HWY 575 SW PULASKI HWY

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	1.0725		Inside BR AS	1.0725
	Total:	1.0725		Total:	1.0725

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
30	55	1119012772	L & S TURNER PROPERTIES LLC 11570 BELAIR RD, KINGSVILLE, MD 21087	RED LION RD	LT SES RED LION RD SE COR STEVENS RD

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.1582		Inside BR AS	0.1582
	Outside BM	0.0001		Outside BM	0.0001
	Outside ML	0.2401		Outside ML	0.2401
	Outside ML AS	0.0454		Outside ML AS	0.0454
	Total:	0.4439		Total:	0.4439

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
30	56	1119012771	L & S TURNER PROPERTIES LLC 11570 BELAIR RD, KINGSVILLE, MD 21087	PULASKI HWY	155 SS RED LION ROAD

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.7131		Inside BR AS	0.7131
	Outside ML AS	0.2881		Outside ML AS	0.2881
	Total:	1.0012		Total:	1.0012

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
31	35	1108055810	LUKE JON D 10915 RED LION RD, WHITE MARSH, MD 21162	10915 RED LION R	LT SES RED LION RD 2150 N COWENTON RD

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.2475		Inside BR AS	0.2475
	Total:	0.2475		Total:	0.2475

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
32	34	1108055811	LUKE JON D 10915 RED LION RD, WHITE MARSH, MD 21162	10915 RED LION R	LT SES RED LION RD 2150 N OF COWENTON AVE

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.0191		Inside BR AS	0.0191
	Total:	0.0191		Total:	0.0191

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Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
33	37	1116061280	MARINEMAX NORTHEAST LLC STE 300 18167 US 19 N, CLEARWATER, FL 33764	11000 PULASKI H	11000 PULASKI HWY RED LION MANOR
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	0.8761
			Total:		0.8761

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
33	38	1116061280	MARINEMAX NORTHEAST LLC STE 300 18167 US 19 N, CLEARWATER, FL 33764	11000 PULASKI H	11000 PULASKI HWY RED LION MANOR
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	0.8247
			Total:		0.8247

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
34	7	1113041600	MERCER WILLIAM V 10816 RED LION RD, WHITE MARSH, MD 21162	10816 RED LION R	LT 44-48 PT 49 COWENTON	<i>Not within Map Correction</i>
			Existing	Proposed		
			Inside/Outside Map Correction Boundary	Zoning	Acres	
			Outside	DR 5.5	0.1688	
			Total:		0.1688	

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
34	8	1113041600	MERCER WILLIAM V 10816 RED LION RD, WHITE MARSH, MD 21162	10816 RED LION R	LT 44-48 PT 49 COWENTON	<i>Not within Map Correction</i>
			Existing	Proposed		
			Inside/Outside Map Correction Boundary	Zoning	Acres	
			Outside	DR 5.5	0.1689	
			Total:		0.1689	

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
34	9	1113041600	MERCER WILLIAM V 10816 RED LION RD, WHITE MARSH, MD 21162	10816 RED LION R	LT 44-48 PT 49 COWENTON	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	DR 5.5	0.1689	Outside	DR 5.5	0.1689
Total:		0.1689	Total:		0.1689

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
34	10	1113041600	MERCER WILLIAM V 10816 RED LION RD, WHITE MARSH, MD 21162	10816 RED LION R	LT 44-48 PT 49 COWENTON	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	DR 5.5	0.1689	Outside	DR 5.5	0.1689
Total:		0.1689	Total:		0.1689

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
34	11	1113041600	MERCER WILLIAM V 10816 RED LION RD, WHITE MARSH, MD 21162	10816 RED LION R	LT 44-48 PT 49 COWENTON	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	DR 5.5	0.1689	Outside	DR 5.5	0.1689
Total:		0.1689	Total:		0.1689

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
34	12	1113041600	MERCER WILLIAM V 10816 RED LION RD, WHITE MARSH, MD 21162	10816 RED LION R	LT 44-48 PT 49 COWENTON	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	DR 5.5	0.0821	Outside	DR 5.5	0.0821
Total:		0.0821	Total:		0.0821

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
35	21	1101035325	MIDWIG NORMAN A MIDWIG LISA R 10829 PROCTOR AVE, WHITE MARSH, MD 21162	10928 RED LION R	10928 RED LION RD NS 800 NE COWENTON RD.	<i>Not within Map Correction</i>
			Existing	Proposed		
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary
			Outside	DR 5.5	0.6423	Outside
			Outside	ML	0.4346	Outside
			Total:	1.0769		Total:
						1.0769

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
35	22	1700004705	MIDWIG NORMAN A MIDWIG LISA R 10829 PROCTOR AVE, WHITE MARSH, MD 21162	RED LION RD	1100 NE COWENTON AVE	<i>Not within Map Correction</i>
			Existing	Proposed		
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary
			Outside	ML	0.8488	Outside
			Total:	0.8488		Total:
						0.8488

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
36	26	1106057525	MOST CHARLES J JR MOST TINA M 6 WINDY MANOR CT, BALDWIN, MD 21013	11006 RED LION R	11006 RED LION RD 3168 NE PUALSKI HWY	<i>Not within Map Correction</i>
			Existing	Proposed		
			Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary
			Outside	ML	2.3625	Outside
			Total:	2.3625		Total:
						2.3625

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
37	40	1102023140	NORRIS TINA 11013 RED LION RD, WHITE MARSH, MD 21162	11013 RED LION R	RED LION MANOR
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	0.6917
			Total:		0.6917
38	64	1119010650	PATEL YASMINA 11111 PULASKI HWY, WHITE MAS, MD 21162	11111 PULASKI H	PULASKI HWY 3150 NE COWENTON AV
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	1.0709
			Outside	ML	1.5998
			Total:		2.6708
39	36	1111047851	PEDERSEN HACKE PEDERSON PARTNERSHP 10926 PULASKI HWY, WHITE MARSH, MD 21162	RED LION RD	SES RED LION RD 1320FT E COWENTON AVE
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	0.6151
			Total:		0.6151

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
40	41	1116045810	PINZUTI LIVA 11017 RED LION RD, WHITE MARSH, MD 21162	11017 RED LION R	2180 NE EBENEZER RD RED LION MANOR
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	1.4478
			Total:		1.4478

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
41	53	1103001600	POTTER ROBERT K POTTER DONNA L 2802 ARTEMUS CT, BALDWIN, MD 21013	11145 RED LION R	11145 RED LION RD 700 W PULASKI HWY
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	1.2704
			Total:		1.2704

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
42	71	1118000575	RAINS JAMES WAYNE RAINS WILLIAM JOHN 11011 PULASKI HWY, WHITE MARSH, MD 21162	11011 PULASKI H	11011 PULASKI HWY 1320 E COWENTON AV
			Existing	Proposed	
			Inside/Outside Map Correction Boundary	Zoning	Acres
			Inside	ML	0.2240
			Outside	BR	3.6744
			Outside	ML	0.3353
			Outside	ML AS	0.1277
			Total:		4.3614

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Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
43	39	1118000664	RCC LLC 5709 NEW FORGE RD, WHITE MARSH, MD 21162	PULASKI HWY	1300 E EBENEZER RD RED LION MANOR

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.6579	Inside	BR AS	0.6579
Total:		0.6579	Total:		0.6579

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
44	2	1600003871	RODICK REALTY PARTNERSHIP I CLOVERLAND FARM C/O RODICK REALTY 3611 ROLAND AVENUE, BALTIMORE, MD 21211	10740 PULASKI H	10740 PULASKI HWY W/S NW COR EBENEZER RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	1.4767	Inside	BR AS	1.7287
Inside	ML AS	0.2520	Total:		1.7287
Total:		1.7287			

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
45	63	1116061430	ROESNER JACK G 10631 BIRD RIVER RD, BALTIMORE, MD 21220	11119 PULASKI H	11119 PULASKI HWY SES 2640 N EBENEZER RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.5658	Inside	BR AS	0.5658
Outside	ML	1.8482	Outside	ML	1.8482
Total:		2.4139	Total:		2.4139

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Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
46	45	1126065085	SAUERS HENRY M SAUERS RAMONA 743 SHORE DR, JOPPA, MD 21085	11038 PULASKI H	11038 PULASKI HWY NR COWENTON AV

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	1.3291	Inside	BR AS	1.3291
Total:		1.3291	Total:		1.3291

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
47	79	1119040480	SG MARYLAND LLC C/O SOLIL MANAGEMENT INC 640 FIFTH AVE, NEW YORK, NY 10019	10801 PULASKI H	PULASKI HWY SE COR EBENEZER RD

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.4383	Inside	BR AS	0.4383
Total:		0.4383	Total:		0.4383

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
48	46	1126065079	SILVER-TOP MANUFACTURING CO INC 11120 PULASKI HWY, WHITE MARSH, MD 21162	11052 PULASKI H	11052 PULASKI HWY 2000 SW COWENTON AVE

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.4995	Inside	BR AS	0.4995
Total:		0.4995	Total:		0.4995

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
49	5	1108055378	SPECKMAN KENNETH H GEHRING SUSAN M 10814 RED LION DR, WHITE MARSH, MD 21162	10814 RED LION R	NS RED LION RD 450 E COWENTON RD	<i>Not within Map Correction</i>

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	BL	0.6069	Outside	BL	0.6069
Outside	DR 5.5	0.0033	Outside	DR 5.5	0.0033
Total:		0.6102	Total:		0.6102

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
50	52	1119074320	STRUBEN PROPERTIES LLC 3844 JARRETTSVILLE PIKE, JARRETTSVILLE, MD 21084	11120 PULASKI H	11120-11130 PULASKI HWY 4800FT SW ALLENDER RD	<i>Not within Map Correction</i>

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	ML	2.0108	Outside	ML	2.0108
Outside	ML AS	1.1882	Outside	ML AS	1.1882
Total:		3.1990	Total:		3.1990

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
51	76	1112021079	STUMPF DAVID 10821 PULASKI HWY, WHITE MARSH, MD 21162	10821 PULASKI H	10821 PULASKI HWY IRVIN GOODMAN

Existing

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.4772	Inside	BR AS	0.4772
Outside	ML	0.0144	Outside	ML	0.0144
Total:		0.4916	Total:		0.4916

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description	
52	24	2500010937	THOMASLAND SCHADIE LLC C/O SUMATECH INC PO BOX 252, WHITE MARSH, MD 21162	10926 RED LION R	10926 RED LION RD NS THOMASLAND PROPERTY	<i>Not within Map Correction</i>

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Outside ML	23.7113		Outside ML	23.7113
	Total:	23.7113		Total:	23.7113

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
53	1	1107048475	THOMPSON JOAN B TRUSTEE LWE LLC 9040 BARI LANE, BOYNTON BEACH, FL 33472	10728 PULASKI H	LT NWS PULASKI HWY 400 SW EBENEZER RD

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.8150		Inside BR AS	0.8150
	Outside ML AS	0.0224		Outside ML AS	0.0224
	Total:	0.8373		Total:	0.8373

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
54	80	1104035975	TYRO1 LLC 10741 PULASKI HWY, WHITE MARSH, MD 21162	10741 PULASKI H	10741 PULASKI HWY SW COR EBENEZER RD

Existing			Proposed		
Inside/Outside Map Correction Boundary	Zoning	Acres	Inside/Outside Map Correction Boundary	Zoning	Acres
	Inside ML	0.5465		Inside BR AS	0.5465
	Total:	0.5465		Total:	0.5465

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
54	81	2400013003	TYR01 LLC 10741 PULASKI HWY PO BOX 276, WHITE MARSH, MD 21162	PULASKI HWY	SES PULASKI HWY 200FT SW EBENEZER RD

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.1621
Outside	ML	0.0469
Outside	ML AS	1.0009
Total:		1.2099

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	BR AS	0.1621
Outside	ML	0.0469
Outside	ML AS	1.0009
Total:		1.2099

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
55	50	1111038670	VASILIADES GEORGE A		11110 PULASKI HWY 3960 E COWENTON AVE

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.0267
Outside	ML AS	0.4866
Total:		0.5133

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	BR AS	0.0267
Outside	ML AS	0.4866
Total:		0.5133

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
56	61	1111056000	WILLIAMSBURG RESTAURANT AND MOTEL LLC		2640 N EBENEZER RD

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	BM	6.4003
Total:		6.4003

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Outside	BM	6.4003
Total:		6.4003

*Not within
Map
Correction*

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
57	44	1126065086	SAUERS HENRY MAX SAUERS RAMONA A 743 SHORE DR, JOPPA, MD 21085	11036 PULASKI H	NWS PULASKI HWY 2525FT NE COWENTON AVE

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside ML		0.4508
Total:		0.4508

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside BR AS		0.4508
Total:		0.4508

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
58	58	NOT LOCATED			

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside ML		0.0452
Total:		0.0452

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside BR AS		0.0452
Total:		0.0452

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
59	62	1116035530			SSR PULASKI HWY 2640FT N EBENEZER RD

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside BM		0.0854
Outside BM		0.0887
Outside ML		1.8288
Total:		2.0029

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside BR AS		0.0854
Outside BM		0.0887
Outside ML		1.8288
Total:		2.0029

Property Owners - March 2014

Exhibit C Num	Map ID	Tax ID	Owner Name/Address	Premise Address	Legal Description
60	73	NOT LOCATED			

Existing

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	ML	0.0593
Total:		0.0593

Proposed

Inside/Outside Map Correction Boundary	Zoning	Acres
Inside	BR AS	0.0593
Total:		0.0593

Pulaski Map Correction

Recommended Zoning Map - March 2014



- Revised Map Correction Boundary
- Recommended Zoning
- Parcel Boundary
- Building

0 200 400 800 1,200 1,600 Feet

1 inch = 200 feet.

