



Baltimore County 2016 Comprehensive Zoning Map Process

Log of Issues - District 2

September 13, 2016

Issue Number	2-001	Petitioner	Commerce Center Venture, LLP		Location	Between Reisterstown Rd and Reservoir Cir, Southeast of Hooks Ln			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	RO		BR		BR		BR		BR
	0.34		0.34		0.34		0.34		0.34
	0.34		0.34		0.34		0.34		0.34
Comments	See Issue 2-020								

Issue Number	2-002	Petitioner	Pikesville Volunteer Fire Company		Location	40 E. Sudbrook Ln			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	BL CT		BL AS or BL CCC		BL CT		BL AS		BL AS
	1.81		1.81		1.81		1.81		1.81
	1.81		1.81		1.81		1.81		1.81
Comments									

Issue Number	2-003	Petitioner	Dan Hirschfeld		Location	West side of Falls Rd, 651' south of Broadway Rd			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	RC 5		RC 2		RC 2		RC 2		RC 2
	0.01		3.77		3.77		3.77		3.77
	RC 7		RC 5		RC 5		RC 5		RC 5
	231.97		228.21		228.21		228.21		228.21
	231.98		231.98		231.98		231.98		231.98
Comments									



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Issue Number	2-004	Petitioner	Falls Road Community Association	Location	12757 Greenspring Ave and 3201 Tufton Ave																																																						
<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;">Existing Zoning and Acres</th> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Requested Zoning and Acres</th> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Final Staff Recommendations</th> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Planning Board Recommendations</th> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">County Council Decision</th> <th style="width: 15%;"></th> </tr> </thead> <tbody> <tr> <td>RC 2</td> <td style="text-align: right;">188.93</td> </tr> <tr> <td>RC 4</td> <td style="text-align: right;">21.46</td> <td>RC 4</td> <td style="text-align: right;">81.51</td> <td>RC 4</td> <td style="text-align: right;">21.46</td> <td>RC 4</td> <td style="text-align: right;">21.46</td> <td>RC 4</td> <td style="text-align: right;">21.46</td> </tr> <tr> <td>RC 5</td> <td style="text-align: right;">128.81</td> <td>RC 5</td> <td style="text-align: right;">68.77</td> <td>RC 5</td> <td style="text-align: right;">128.81</td> <td>RC 5</td> <td style="text-align: right;">128.81</td> <td>RC 5</td> <td style="text-align: right;">128.81</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black; text-align: right;">339.20</td> <td colspan="2" style="border-top: 1px solid black; text-align: right;">339.21</td> <td colspan="2" style="border-top: 1px solid black; text-align: right;">339.20</td> <td colspan="2" style="border-top: 1px solid black; text-align: right;">339.20</td> <td colspan="2" style="border-top: 1px solid black; text-align: right;">339.20</td> </tr> </tbody> </table>										Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision		RC 2	188.93	RC 4	21.46	RC 4	81.51	RC 4	21.46	RC 4	21.46	RC 4	21.46	RC 5	128.81	RC 5	68.77	RC 5	128.81	RC 5	128.81	RC 5	128.81	339.20		339.21		339.20		339.20		339.20									
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision																																																			
RC 2	188.93	RC 2	188.93	RC 2	188.93	RC 2	188.93	RC 2	188.93																																																		
RC 4	21.46	RC 4	81.51	RC 4	21.46	RC 4	21.46	RC 4	21.46																																																		
RC 5	128.81	RC 5	68.77	RC 5	128.81	RC 5	128.81	RC 5	128.81																																																		
339.20		339.21		339.20		339.20		339.20																																																			

Comments

Issue Number	2-005	Petitioner	Falls Road Community Association	Location	East side of Dover Rd, East of Chestnut Wood Ct																																												
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Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision																																									
RC 4	9.50	RC 4	13.92	RC 4	9.50	RC 4	9.50	RC 4	9.50																																								
RC 5	5.62	RC 5	1.20	RC 5	5.62	RC 5	5.62	RC 5	5.62																																								
15.12		15.12		15.12		15.12		15.12																																									

Comments

Issue Number	2-006	Petitioner	Priority 1 Automotive Group	Location	North of Reisterstown Rd and West of Kenmar Ave																																		
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Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision																															
BM	0.70	BR	0.70	BR	0.70	BR	0.70	BR	0.70																														
0.70		0.70		0.70		0.70		0.70																															

Comments



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Issue Number	2-007	Petitioner	Priority 1 Automotive Group		Location	Northeast of Reisterstown Rd and Southeast of Kingsley Rd				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	BM 4.79		BR 4.82		BR 4.82		BR 4.82		BR 4.82	
	DR 16 0.02									
	4.81		4.82		4.82		4.82		4.82	

Comments

Issue Number	2-008	Petitioner	Two Farms, Inc.		Location	North of W Joppa Rd and East Thornton Rd				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	DR 3.5 0.31		CB 0.31		CB 0.26		CB 0.26		CB 0.29	
					DR 3.5 0.06		DR 3.5 0.06		DR 3.5 0.02	
	0.31		0.31		0.32		0.32		0.31	

Comments



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Issue Number	2-009	Petitioner	Garrison Properties, LLC	Location	North of Reisterstown Rd and Southeast of Garrison View Rd				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	DR 1		BR		BL AS		BR		BL
	4.71		3.23		2.89		3.23		2.90
	DR 16		BR AS		DR 1		BR AS		BL AS
	0.03		3.97		0.54		3.97		3.57
	RO		DR 16		DR 16		DR 16		DR 1
	2.47		0.02		0.06		0.02		0.53
					OR 2				DR 16
					3.60				0.07
					RO				RO
					0.12		7.22		0.15
	7.21		7.22		7.21				7.22

Comments

Issue Number	2-010	Petitioner	Pikesville-Greenspring Community Coalition, Inc.	Location	South of Old Court Rd and North of Lighttown Ct				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	DR 2		DR 1		DR 2		DR 2		DR 2
	54.09		54.22		54.09		54.09		54.09
	DR 3.5				DR 3.5		DR 3.5		DR 3.5
	0.13				0.13		0.13		0.13
	54.22		54.22		54.22		54.22		54.22

Comments See Issues 2-029 and 2-034

Issue Number	2-011	Petitioner	127 Main Street LLC	Location	127 Main St				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	DR 3.5		BL		BL		BL		BL
	0.28		0.28		0.28		0.28		0.28
	0.28		0.28		0.28		0.28		0.28

Comments See Issue 2-012



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Issue Number	2-012	Petitioner	135 E Main St, Limited Partnership	Location	Main St and Business Center Dr				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	0.04	BL	0.48	BL	0.48	BL	0.48	BL	0.48
RO	0.44		<u>0.48</u>		<u>0.48</u>		<u>0.48</u>		<u>0.48</u>
	0.48								
Comments	See Issue 2-011								

Issue Number	2-013	Petitioner	Rose Ely	Location	1830 Reisterstown Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
RO	0.34	BL	0.34	RO	0.34	RO	0.34	BL	0.34
	<u>0.34</u>		<u>0.34</u>		<u>0.34</u>		<u>0.34</u>		<u>0.34</u>
Comments	See Issue 2-036								

Issue Number	2-014	Petitioner	Afshin R Attar	Location	North of Reisterstown Rd and Southeast of Groff Ln				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BL AS	10.13	BL	10.48	BL AS	10.13	BL AS	10.13	BL	0.03
DR 16	0.01		<u>10.48</u>	DR 16	0.01	DR 16	0.01	BL AS	10.13
ML	0.34			ML	0.34	ML	0.34	ML	0.32
	<u>10.48</u>				<u>10.48</u>		<u>10.48</u>		<u>10.48</u>
Comments	See Issues 4-012, 4-014 and 4-015								



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Issue Number	2-015	Petitioner	John J. Schuster Cos. Profit Sharing Plan	Location	Westminster Pike and Butler Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	0.06	BM	0.56	BM	0.56	BM	0.56	BM	0.56
RO	0.50								
	0.56		0.56		0.56		0.56		0.56

Comments

Issue Number	2-016	Petitioner	MacKenzie Management Company, LLC	Location	East of Falls Rd and Northwest of I-695				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 1	1.53	OR 1 or RO	1.53	DR 1	0.95	DR 1	0.95	DR 1	0.74
				RO	0.57	RO	0.57	RO	0.79
	1.53		1.53		1.52		1.52		1.53

Comments

Issue Number	2-017	Petitioner	Shyam & Pramod Aggarwal	Location	11713 - 11715 Reisterstown Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	0.61	BL	1.29	DR 3.5	0.61	DR 3.5	0.61	BL	1.29
RO	0.69			RO	0.69	RO	0.69		
	1.30		1.29		1.30		1.30		1.29

Comments



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Issue Number	2-018	Petitioner	Vanguard Equities, Inc		Location	6241 - 6247 Falls Rd			
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BR AS	6.01	BM CT	6.01	BM CCC	6.01	BM CCC	6.01	BM CCC	6.01
	6.01		6.01		6.01		6.01		6.01

Comments

Issue Number	2-019	Petitioner	Len Stoler, Inc		Location	22 Kingsley Rd			
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	0.67	BM	0.67	DR 3.5	0.67	DR 3.5	0.67	DR 3.5	0.67
	0.67		0.67		0.67		0.67		0.67

Comments

Issue Number	2-020	Petitioner	Pikesville Communities Corporation		Location	1777 Reisterstown Rd and Hooks Ln			
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BR	15.59	BL	15.59	BR	15.59	BR	15.59	BR	15.59
	15.59		15.59		15.59		15.59		15.59

Comments See Issue 2-001



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Issue Number	2-024	Petitioner	The Valleys Planning Council		Location	2627 Caves Rd			
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
RC 5	27.74	RC 7 or RC 4	27.74	RC 5	27.74	RC 5	27.74	RC 5	27.74
27.74		27.74		27.74		27.74		27.74	

Comments

Issue Number	2-025	Petitioner	401 Reisterstown Road, LLC		Location	401 - 401 Reisterstown Rd and 2 Randall Ave			
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BL	1.10	BL AS	2.33	BL	1.54	BL	0.08	BL AS	2.33
DR 5.5	1.23			DR 5.5	0.79	BL AS	1.45		
2.33		2.33		2.33		2.32		2.33	

Comments

Issue Number	2-026	Petitioner	Charles Heinle		Location	10 and 12 Music Fair Rd			
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
ML IM	5.00	BM CT	5.00	ML IM	5.00	ML IM	5.00	BM	5.00
5.00		5.00		5.00		5.00		5.00	

Comments



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Issue Number	2-027	Petitioner	Jeffrey Shuman	Location	14 Greenspring Valley Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		County Council Decision
ROA	0.95	RO	0.95	RO	0.95	0.95
0.95		0.95		0.95		0.95
Comments	See Issue 2-033					

Issue Number	2-028	Petitioner	Isaac Yair	Location	Southeast corner of Reisterstown Rd and Slade Ave	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		County Council Decision
BL AS	0.41	BR	0.52	BL AS	0.41	0.52
RO	0.11			RO	0.11	0.52
0.52		0.52		0.52		0.52
Comments	See Issue 2-021					

Issue Number	2-029	Petitioner	The Bozzuto Group	Location	3112 Old Court Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		County Council Decision
DR 1	135.67	DR 3.5	135.67	DR 1	135.67	135.67
135.67		135.67		135.67		135.67
Comments	See Issues 2-034, 2-010					



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Issue Number	2-030		Petitioner	The Trinitarians		Location	8400 Park Heights Ave			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	DR 3.5	0.02	DR 5.5	39.78	DR 3.5	0.02	DR 3.5	0.02	DR 3.5	0.02
	RC 5	39.75			RC 5	39.75	RC 5	39.75	RC 5	39.75
		<u>39.77</u>		<u>39.78</u>		<u>39.77</u>		<u>39.77</u>		<u>39.77</u>
Comments	See Issue 2-023									

Issue Number	2-031		Petitioner	Jessamyn Lee Abel		Location	8430 Stevenson Rd			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	DR 1	3.16	RC 5	3.27	DR 1	3.16	DR 1	3.16	DR 1	3.16
	RC 5	0.11			RC 5	0.11	RC 5	0.11	RC 5	0.11
		<u>3.27</u>		<u>3.27</u>		<u>3.27</u>		<u>3.27</u>		<u>3.27</u>
Comments										

Issue Number	2-032		Petitioner	Javed Aizaz		Location	South side of Chickory Hill Ln, 1,000' West of Scotts Level Rd			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	DR 16	0.06	DR 16	3.82	DR 16	0.06	DR 16	0.06	DR 16	0.06
	DR 5.5	3.76			DR 5.5	3.76	DR 5.5	3.76	DR 5.5	3.76
		<u>3.82</u>		<u>3.82</u>		<u>3.82</u>		<u>3.82</u>		<u>3.82</u>
Comments										



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Issue Number	2-033	Petitioner	Department of Planning	Location	30 Greenspring Valley Rd				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	DR 3.5 0.26		DR 3.5 0.26		DR 3.5 0.16		DR 3.5 0.16		DR 3.5 0.16
	ROA 0.26		ROA 0.26		RC 5 0.36		RC 5 0.36		RC 5 0.36
	<u> </u>		<u> </u>		<u> </u>		<u> </u>		<u> </u>
	0.52		0.52		0.52		0.52		0.52
Comments	See Issue 2-027								

Issue Number	2-034	Petitioner	Department of Planning	Location	3112 Old Court Rd				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	DR 1 12.80		DR 1 12.80		DR 1 12.80		DR 1 12.80		DR 1 12.80
	<u> </u>		<u> </u>		<u> </u>		<u> </u>		<u> </u>
	12.80		12.80		12.80		12.80		12.80
Comments	See Issues 2-029, 2-010								

Issue Number	2-035	Petitioner	County Council	Location	Southwest corner of Bond Ave and Timber Grove Rd				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
	DR 2 0.07		DR 2 0.07		DR 2 0.07		DR 2 0.07		DR 1 NC 2.03
	RC 5 1.96		RC 5 1.96		RC 5 1.96		RC 5 1.96		<u> </u>
	<u> </u>		<u> </u>		<u> </u>		<u> </u>		2.03
	2.03		2.03		2.03		2.03		
Comments									



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Issue Number	2-036		Petitioner	County Council		Location	South side of Mt. Wilson Ln, east of I-795			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	BL	0.02	BL	0.02	BL	0.02	BL	0.02	BL	0.02
	DR 1	223.47	DR 1	223.47	DR 1	184.37	DR 1	184.37	DR 1	183.99
	DR 2	0.02	DR 2	0.02	DR 2	0.02	DR 2	0.02	DR 2	0.02
	DR 3.5	1.85	DR 3.5	1.85	DR 3.5	40.94	DR 3.5	40.94	DR 3.5	0.38
	RO	0.21	RO	0.21	RO	0.21	RO	0.21	DR 5.5	40.94
		<u>225.57</u>		<u>225.57</u>		<u>225.56</u>		<u>225.56</u>	RO	0.21
									<u>225.56</u>	

Comments See Issue 2-013.

Issue Number	2-037		Petitioner	County Council		Location	Between Roaches Ln and Hammershire Rd (Roaches Run Park)			
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
	BL AS	0.36	BL AS	0.36	BL AS	0.36	BL AS	0.36	DR 1 NC	5.71
	DR 16	2.88	DR 16	2.88	DR 16	2.88	DR 16	2.88		
	DR 3.5	2.48	DR 3.5	2.48	DR 3.5	2.48	DR 3.5	2.48		<u>5.71</u>
		<u>5.72</u>		<u>5.72</u>		<u>5.72</u>		<u>5.72</u>		

Comments