



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-001	<b>Petitioner</b>	Special Response Corporation	<b>Location</b>	5415 Arcadia Avenue
<hr/>					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
RC 2	2.10	BM CR	2.10	BM CR	2.10
	<u>2.10</u>		<u>2.10</u>		<u>2.10</u>
<hr/>					
<b>Comments</b>					

<b>Issue Number</b>	3-002	<b>Petitioner</b>	Woodholme Farms LLC	<b>Location</b>	West side of Thornton Mill Rd (East of I-83)
<hr/>					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
RC 4	0.25	RC 5	35.12	RC 4	0.25
RC 6	34.88		<u>35.12</u>	RC 6	34.88
	<u>35.13</u>				<u>35.13</u>
<hr/>					
<b>Comments</b>					

<b>Issue Number</b>	3-003	<b>Petitioner</b>	Patrick Meadowcroft	<b>Location</b>	21307 York Road
<hr/>					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BL	1.58	BL	3.57	BL CR	3.57
RC 5	5.94	RC 5	5.80	RC 5	5.80
RC 5 CR	1.04		<u>9.37</u>		<u>9.37</u>
RCC	0.81				<u>9.37</u>
	<u>9.37</u>				
<hr/>					
<b>Comments</b>					



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-004	<b>Petitioner</b>	Patrick Meadowcroft		<b>Location</b>	21525 York Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
RC 5	2.09	RCC	2.09	RCC	2.09	RCC	2.09	
	<b>2.09</b>		<b>2.09</b>		<b>2.09</b>		<b>2.09</b>	

Comments

---

<b>Issue Number</b>	3-005	<b>Petitioner</b>	Robert L Webster		<b>Location</b>	809 Upper Glencoe Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
RC 7	8.52	RC 2	8.52	RC 7	8.52	RC 2	8.52	
	<b>8.52</b>		<b>8.52</b>		<b>8.52</b>		<b>8.52</b>	

Comments

---

<b>Issue Number</b>	3-006	<b>Petitioner</b>	932 RIDGEBROOK ROAD LLC		<b>Location</b>	932 Ridgebrook Road		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
MH	0.01	MH	0.01	MH	0.01	MH	0.01	
ML	0.18	ML	0.18	ML	0.18	ML	0.18	
MLR	3.04	MLR	3.04	MLR	3.04	MLR	3.04	
	<b>3.23</b>		<b>3.23</b>		<b>3.23</b>		<b>3.23</b>	

Comments

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-007	<b>Petitioner</b>	Matthew B Hitt	<b>Location</b>	1008 Cowpens Avenue	
<hr/>						
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
DR 1	2.73	DR 2	2.73	DR 1	2.73	
	<b>2.73</b>		<b>2.73</b>		<b>2.73</b>	
Comments						

<b>Issue Number</b>	3-008	<b>Petitioner</b>	Stonehenge LLC c/o Kimco Realty Corporation	<b>Location</b>	11317 York Rd	
<hr/>						
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
BR	9.29	BR CCC	9.44	BR CCC	9.44	
MLR	0.16					
	<b>9.45</b>		<b>9.44</b>		<b>9.44</b>	
Comments						

<b>Issue Number</b>	3-009	<b>Petitioner</b>	St Rita Realtor LLC	<b>Location</b>	9816 Monroe Street	
<hr/>						
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
BL CCC	0.01	BL or BL CCC	0.28	BL CCC	0.01	
DR 3.5	0.26			DR 3.5	0.26	
OR 2	0.02		<b>0.28</b>	OR 2	0.02	
	<b>0.29</b>				<b>0.29</b>	
Comments						



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-010	<b>Petitioner</b>	Kotroco & Associates, LLC	<b>Location</b>	1829 York Road
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BM IM	0.01	BL	0.59	CB	0.59
DR 3.5	0.03				
RO	0.56				
	<b>0.60</b>				

Comments

---

<b>Issue Number</b>	3-011	<b>Petitioner</b>	Kotroco & Associates, LLC	<b>Location</b>	10759 York Rd
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BL AS	0.94	BR AS	0.94	BR AS	0.94
	<b>0.94</b>				

Comments

---

<b>Issue Number</b>	3-012	<b>Petitioner</b>	Carolyn Black-Sotir	<b>Location</b>	14601 Cooper Road, Cooperfield Ct
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
RC 2	3.50	RC 5	3.50	RC 2	3.50
	<b>3.50</b>				

Comments

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-013	<b>Petitioner</b>	14232 Jarrettsville Pike LLC		<b>Location</b>	14202 Jarrettsville Pike		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
RC 5	1.94	BL CR	2.01	RC 5	1.94	RC 5	1.94	
ROA	0.07			ROA	0.07	ROA	0.07	
	<b>2.01</b>		<b>2.01</b>		<b>2.01</b>		<b>2.01</b>	

Comments

---

<b>Issue Number</b>	3-014	<b>Petitioner</b>	Stella Maris Hospice Inc.		<b>Location</b>	2300 E Dulaney Valley Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
RC 4	38.44	DR 16	38.44	RC 4	38.44	DR 16	38.44	
	<b>38.44</b>		<b>38.44</b>		<b>38.44</b>		<b>38.44</b>	

Comments

---

<b>Issue Number</b>	3-015	<b>Petitioner</b>	North Park Ventures LLC		<b>Location</b>	4, 6, 10 North Park Drive		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
MLR	18.65	MLR	24.55	MLR	18.65	MLR	18.65	
RC 6	5.87			RC 6	5.87	RC 6	5.87	
RC 7	0.02		<b>24.55</b>	RC 7	0.02	RC 7	0.02	
	<b>24.54</b>				<b>24.54</b>		<b>24.54</b>	

Comments

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-016	<b>Petitioner</b>	DOV IV Hunt Valley LLC	<b>Location</b>	245 Shawan Rd								
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>				
	ML IM		17.59		BM CCC		17.59		BM CCC		17.59		
			<b>17.59</b>				<b>17.59</b>				<b>17.59</b>		
Comments													

<b>Issue Number</b>	3-017	<b>Petitioner</b>	Lutherville Station LLC	<b>Location</b>	130 Ridgely Rd								
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>				
	BL		12.76		BL CCC		13.61		BL CCC		13.61		
	DR 1		0.01										
	ML IM		0.84										
			<b>13.61</b>				<b>13.61</b>				<b>13.61</b>		
Comments    See Issue 3-059													

<b>Issue Number</b>	3-018	<b>Petitioner</b>	RL Aylesbury LLC	<b>Location</b>	15 Aylesbury Rd								
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>				
	ML IM		9.58		BR IM		9.58		BR IM		9.58		
			<b>9.58</b>				<b>9.58</b>				<b>9.58</b>		
Comments													



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

**Issue Number** 3-019      **Petitioner** TRM Holdings LLC      **Location** 3312/3314 Paper Mill Rd

Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendations	Planning Board Recommendations	County Council Decision
BL CR            0.09	BL                    1.77	BL CR            0.09	BL CR            0.09	_____
RC 5             0.54	_____	RC 5             0.54	RC 5             0.54	
RO               1.14	<b>1.77</b>	RO               1.14	RO               1.14	
<b>1.77</b>		<b>1.77</b>	<b>1.77</b>	

Comments

---

**Issue Number** 3-020      **Petitioner** RST Properties LLC      **Location** 14346 Jarrettsville Pike

Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendations	Planning Board Recommendations	County Council Decision
BL                0.01	BL                    1.91	BL                0.01	BL                0.01	_____
RC 5             1.04	_____	RC 5             1.04	RC 5             1.04	
RO CR           0.86	<b>1.91</b>	RO CR           0.86	RO CR           0.86	
<b>1.91</b>		<b>1.91</b>	<b>1.91</b>	

Comments

---

**Issue Number** 3-021      **Petitioner** Four Corners Square LLLP      **Location** 14315 Jarrettsville Pike

Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendations	Planning Board Recommendations	County Council Decision
RC 5             0.05	BL                    3.55	RC 5             0.05	RC 5             0.05	_____
RC 5 CR        0.01	BL CR               0.05	RC 5 CR        0.01	RC 5 CR        0.01	
RO CR           3.54	_____	RO CR           3.54	RO CR           3.54	
<b>3.60</b>	<b>3.60</b>	<b>3.60</b>	<b>3.60</b>	

Comments

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-022	<b>Petitioner</b>	RL Aylesbury LLC	<b>Location</b>	11 Aylesbury Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
ML IM	3.56	BR IM	3.56	BR IM	3.56	BR IM	3.56	
	<b>3.56</b>		<b>3.56</b>		<b>3.56</b>		<b>3.56</b>	

Comments

---

<b>Issue Number</b>	3-023	<b>Petitioner</b>	8 Greenridge Road LLC	<b>Location</b>	1301 York Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL	4.92	BL CCC	6.46	BL CCC	6.46	BL CCC	6.46	
DR 1	0.74							
DR 5.5	0.80		<b>6.46</b>		<b>6.46</b>		<b>6.46</b>	
	<b>6.46</b>							

Comments See issue 3-051

---

<b>Issue Number</b>	3-024	<b>Petitioner</b>	1202 York Road, LLC	<b>Location</b>	1200-1202 York Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
DR 5.5	0.45	BL	1.05	RO	1.05	RO	1.05	
RO	0.60							
	<b>1.05</b>		<b>1.05</b>		<b>1.05</b>		<b>1.05</b>	

Comments

---





# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-025	<b>Petitioner</b>	Sparks LLC		<b>Location</b>	171 Sparks Valley Rd		
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
ML	14.89	DR 10.5	15.06	DR 10.5	15.06	DR 10.5	15.06	
RC 6	0.18		<b>15.06</b>		<b>15.06</b>		<b>15.06</b>	
	<b>15.07</b>							

Comments

---

<b>Issue Number</b>	3-026	<b>Petitioner</b>	Highlands Office LLC c/o Knott Realty Group		<b>Location</b>	931 Ridgebrook Rd		
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
MH	0.01	OR 2	14.05	OR 2	14.05	OR 2	14.05	
ML	14.00	RC 6	7.27	RC 6	7.27	RC 6	7.27	
MLR	0.08		<b>21.32</b>		<b>21.32</b>		<b>21.32</b>	
RC 6	7.24							
	<b>21.33</b>							

Comments

---

<b>Issue Number</b>	3-027	<b>Petitioner</b>	Bruce E. Doak Consulting, LLC		<b>Location</b>	20418 Middletown Rd		
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
RC 2	6.52	BL	6.52	RC 2	6.52	RC 2	6.52	
	<b>6.52</b>		<b>6.52</b>		<b>6.52</b>		<b>6.52</b>	

Comments

---



## Baltimore County 2024 Comprehensive Zoning Map Process Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-028	<b>Petitioner</b>	Bruce E. Doak Consulting, LLC	<b>Location</b>	10911 Falls Rd																																													
<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> </tr> </thead> <tbody> <tr> <td>DR 1</td> <td style="text-align: right;">0.01</td> <td>BLR</td> <td style="text-align: right;">1.70</td> <td>DR 1</td> <td style="text-align: right;">0.01</td> <td>DR 1</td> <td style="text-align: right;">0.01</td> <td style="border-top: 1px solid black;"></td> </tr> <tr> <td>RC 5</td> <td style="text-align: right;">1.65</td> <td></td> <td></td> <td>RC 5</td> <td style="text-align: right;">1.65</td> <td>RC 5</td> <td style="text-align: right;">1.65</td> <td></td> </tr> <tr> <td>ROA</td> <td style="text-align: right;">0.04</td> <td></td> <td style="text-align: right;"><b>1.70</b></td> <td>ROA</td> <td style="text-align: right;">0.04</td> <td>ROA</td> <td style="text-align: right;">0.04</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>1.70</b></td> <td></td> <td></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>1.70</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>1.70</b></td> <td></td> </tr> </tbody> </table>						Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	DR 1	0.01	BLR	1.70	DR 1	0.01	DR 1	0.01		RC 5	1.65			RC 5	1.65	RC 5	1.65		ROA	0.04		<b>1.70</b>	ROA	0.04	ROA	0.04			<b>1.70</b>				<b>1.70</b>		<b>1.70</b>	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision																																										
DR 1	0.01	BLR	1.70	DR 1	0.01	DR 1	0.01																																											
RC 5	1.65			RC 5	1.65	RC 5	1.65																																											
ROA	0.04		<b>1.70</b>	ROA	0.04	ROA	0.04																																											
	<b>1.70</b>				<b>1.70</b>		<b>1.70</b>																																											

Comments

---

<b>Issue Number</b>	3-029	<b>Petitioner</b>	HDDA Timonium, LLC	<b>Location</b>	2004 Greenspring Dr																											
<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> </tr> </thead> <tbody> <tr> <td>ML IM</td> <td style="text-align: right;">7.07</td> <td>ML IM</td> <td style="text-align: right;">7.07</td> <td>ML IM</td> <td style="text-align: right;">7.07</td> <td>ML IM</td> <td style="text-align: right;">7.07</td> <td style="border-top: 1px solid black;"></td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>7.07</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>7.07</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>7.07</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>7.07</b></td> <td></td> </tr> </tbody> </table>						Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	ML IM	7.07	ML IM	7.07	ML IM	7.07	ML IM	7.07			<b>7.07</b>		<b>7.07</b>		<b>7.07</b>		<b>7.07</b>	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision																								
ML IM	7.07	ML IM	7.07	ML IM	7.07	ML IM	7.07																									
	<b>7.07</b>		<b>7.07</b>		<b>7.07</b>		<b>7.07</b>																									

Comments

---

<b>Issue Number</b>	3-030	<b>Petitioner</b>	Seminary Galleria, LLC	<b>Location</b>	1447 York Rd																											
<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> </tr> </thead> <tbody> <tr> <td>BL</td> <td style="text-align: right;">2.54</td> <td>BM CCC</td> <td style="text-align: right;">2.54</td> <td>BM CCC</td> <td style="text-align: right;">2.54</td> <td>BM CCC</td> <td style="text-align: right;">2.54</td> <td style="border-top: 1px solid black;"></td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>2.54</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>2.54</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>2.54</b></td> <td></td> <td style="text-align: right; border-top: 1px solid black;"><b>2.54</b></td> <td></td> </tr> </tbody> </table>						Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	BL	2.54	BM CCC	2.54	BM CCC	2.54	BM CCC	2.54			<b>2.54</b>		<b>2.54</b>		<b>2.54</b>		<b>2.54</b>	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision																								
BL	2.54	BM CCC	2.54	BM CCC	2.54	BM CCC	2.54																									
	<b>2.54</b>		<b>2.54</b>		<b>2.54</b>		<b>2.54</b>																									

Comments See Issue 3-051

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-031	<b>Petitioner</b>	Adams Avenue Associates	<b>Location</b>	5-7 Adams Ave, 10 Parks Ave			
<hr/>								
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL	0.01	BM CCC	2.74	BL	0.01	BL CCC	2.74	
BL CCC	0.05			BL CCC	0.05			
OR 1	2.68		<b>2.74</b>	OR 1	2.68		<b>2.74</b>	
	<hr/> <b>2.74</b>				<hr/> <b>2.74</b>			

Comments

---

<b>Issue Number</b>	3-032	<b>Petitioner</b>	Deereco Road Limited Partnership	<b>Location</b>	9603 & 9525 Deereco Rd			
<hr/>								
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
ML IM	8.49	BM CCC	8.49	BM CCC	8.49	BM CCC	8.49	
	<hr/> <b>8.49</b>		<b>8.49</b>		<hr/> <b>8.49</b>		<b>8.49</b>	

Comments

---

<b>Issue Number</b>	3-033	<b>Petitioner</b>	Sparks LLC	<b>Location</b>	2311 York Rd			
<hr/>								
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL	2.23	BR	9.42	BR	8.35	BR	8.35	
DR 2	0.03			DR 2	1.07	DR 2	1.07	
MR	7.16		<b>9.42</b>		<hr/> <b>9.42</b>		<b>9.42</b>	
	<hr/> <b>9.42</b>							

Comments

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-034	<b>Petitioner</b>	James Strautberg	<b>Location</b>	1940 E. Joppa Rd
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BL	0.02	BM AS	3.66	BL	0.02
BM	3.62			BM	3.62
CB	0.01		<b>3.66</b>	CB	0.01
RO	0.01			RO	0.01
<b>3.66</b>				<b>3.66</b>	

Comments

---

<b>Issue Number</b>	3-035	<b>Petitioner</b>	National Retail Properties	<b>Location</b>	1420 York Rd
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
DR 5.5	1.07	BL	1.07	DR 5.5	1.07
	<b>1.07</b>		<b>1.07</b>		<b>1.07</b>

Comments Applicant no longer wants to pursue zoning change for 3-035.

---

<b>Issue Number</b>	3-036	<b>Petitioner</b>	Kotroco & Associates, LLC	<b>Location</b>	1902A Joppa Rd
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
DR 1	1.67	BM	1.67	DR 1	1.67
	<b>1.67</b>		<b>1.67</b>		<b>1.67</b>

Comments The Planning Board recommends the property owner to negotiate an owner(s) / neighbor(s) private covenant, to be recorded in land records.

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-037	<b>Petitioner</b>	Kotroco & Associates, LLC	<b>Location</b>	York Road, E of I-83, across from Stablers Church Road			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL CR	3.00	ML	9.78	BL CR	3.00	BL CR	3.00	
RC 4	6.79			RC 4	6.79	RC 4	6.79	
	<b>9.79</b>		<b>9.78</b>		<b>9.79</b>		<b>9.79</b>	

Comments

---

<b>Issue Number</b>	3-038	<b>Petitioner</b>	Wayne Gioioso	<b>Location</b>	1615 York Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
RO	0.97	BL	0.97	BL	0.97	BL	0.97	
	<b>0.97</b>		<b>0.97</b>		<b>0.97</b>		<b>0.97</b>	

Comments

---

<b>Issue Number</b>	3-039	<b>Petitioner</b>	Wayne Gioioso	<b>Location</b>	3313 Paper Mill Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL CR	0.33	BL	2.47	BL CR	0.33	BL CR	0.33	
RC 5	1.16			RC 5	1.16	RC 5	1.16	
RO CR	0.98		<b>2.47</b>	RO CR	0.98	RO CR	0.98	
	<b>2.47</b>				<b>2.47</b>		<b>2.47</b>	

Comments Applicant no longer wants to pursue zoning change for 3-039.

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-040	<b>Petitioner</b>	Wayne Gioioso	<b>Location</b>	101 Ridgely Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
DR 3.5	0.09	BL	1.04	DR 3.5	0.09	DR 3.5	0.09
RO	0.95			RO	0.95	RO	0.95
	<b>1.04</b>		<b>1.04</b>		<b>1.04</b>		<b>1.04</b>
<b>Comments</b> Applicant no longer wants to pursue zoning change for 3-040.							

<b>Issue Number</b>	3-041	<b>Petitioner</b>	Wayne Gioioso	<b>Location</b>	12 Galloway Ave		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
BM	0.02	BM	1.30	BM	1.30	BM	1.30
BR	0.04						
ML IM	1.24		<b>1.30</b>		<b>1.30</b>		<b>1.30</b>
	<b>1.30</b>						
<b>Comments</b>							

<b>Issue Number</b>	3-042	<b>Petitioner</b>	Dana Medica, Brendon Foley, Kirsten Wielobob and John Current	<b>Location</b>	North Side of West Seminary Ave, East of Falls Road		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
RC 5	21.61	RC 8	21.61	RC 5	21.61	RC 5	21.61
	<b>21.61</b>		<b>21.61</b>		<b>21.61</b>		<b>21.61</b>
<b>Comments</b> See Issue 3-050							



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-043	<b>Petitioner</b>	Whiteford Taylor & Preston, LLP	<b>Location</b>	21213 York Rd
<hr/>					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
RC 5	13.24	BM CR	13.24	RC 5	13.24
	<u>13.24</u>		<u>13.24</u>		<u>13.24</u>
<hr/>					
<b>Comments</b>					

<b>Issue Number</b>	3-044	<b>Petitioner</b>	Stephen Tan	<b>Location</b>	2007-2023 York Rd
<hr/>					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BL	1.52	BL AS	1.53	BL	1.52
DR 5.5	0.02			DR 5.5	0.02
	<u>1.54</u>		<u>1.53</u>		<u>1.54</u>
<hr/>					
<b>Comments</b>					

<b>Issue Number</b>	3-045	<b>Petitioner</b>	Department of Planning	<b>Location</b>	Baltimore/Carroll County boundary between Church Rd and the NW corner of Baltimore County
<hr/>					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
		RC 2	61.85	RC 2	61.85
		RC 7	16.36	RC 7	16.36
		RC 8	0.13	RC 8	0.13
			<u>78.34</u>		<u>78.34</u>
<hr/>					
<b>Comments</b>					
At the request of the Zoning Office (PAI), Planning wishes to extend the current zoning layer to cover land within the County boundary where a zoning gap exists approximately 3.67 miles along the Carroll County boundary.					



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-046	<b>Petitioner</b>	Department of Planning		<b>Location</b>	Baltimore/York County boundary between the northwestern corner of Baltimore County and I-83.		
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
	RC 2		RC 2		RC 2		RC 2	
	1.15		1.12		1.12		1.12	
			RC 6		RC 6		RC 6	
	<b>1.15</b>		0.01		0.01		0.01	
			RC 8		RC 8		RC 8	
			0.03		0.03		0.03	
			<b>1.16</b>		<b>1.16</b>		<b>1.16</b>	
<b>Comments</b>	At the request of the Zoning Office (PAI), Planning wishes to extend the current zoning layer to cover land within the County boundary where a zoning gap exists approximately 7.19 miles along the York County, PA boundary.							

<b>Issue Number</b>	3-047	<b>Petitioner</b>	Department of Planning		<b>Location</b>	Along Baltimore County, Harford County and York County, PA boundaries.		
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
			RC 2		RC 2		RC 2	
			97.12		97.12		97.12	
			RC 7		RC 7		RC 7	
			3.54		3.54		3.54	
			<b>100.66</b>		<b>100.66</b>		<b>100.66</b>	
<b>Comments</b>	At the request of the Zoning Office (PAI), Planning wishes to extend the current zoning layer to cover land within the County boundary where a zoning gap exists approximately 11.6 miles along the York, PA and Harford County boundaries.							

<b>Issue Number</b>	3-048	<b>Petitioner</b>	Planning Board		<b>Location</b>	21159 Old York Road		
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
	RC 2		BM CR		RC 2		RC 2	
	8.70		8.70		8.70		8.70	
	<b>8.70</b>		<b>8.70</b>		<b>8.70</b>		<b>8.70</b>	
<b>Comments</b>								





# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-049		<b>Petitioner</b>	Planning Board		<b>Location</b>	1513 York Rd			
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
	DR 5.5	0.03	BL	0.21	DR 5.5	0.03	DR 5.5	0.03		
	RO	0.17			RO	0.17	RO	0.17		
		<b>0.20</b>		<b>0.21</b>		<b>0.20</b>		<b>0.20</b>		

Comments

---

<b>Issue Number</b>	3-050		<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	North Side of West Seminary Ave, East of Falls Road			
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
	RC 5	21.61	RC 5	21.61	RC 5	21.61	RC 5	21.61		
		<b>21.61</b>		<b>21.61</b>		<b>21.61</b>		<b>21.61</b>		

Comments See Issue 3-042

---

<b>Issue Number</b>	3-051		<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	1215 York Rd & 1301 York Rd			
	<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
	BL	8.64	BL	8.64	BL	3.13	BL	3.13		
	DR 1	0.86	DR 1	0.86	BL CCC	6.46	BL CCC	6.46		
	DR 5.5	0.80	DR 5.5	0.80	BM CCC	0.59	BM CCC	0.59		
		<b>10.30</b>		<b>10.30</b>	DR 1	0.13	DR 1	0.13		
						<b>10.31</b>		<b>10.31</b>		

Comments See Issue 3-023 and Issue 3-030

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-052	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	11050 York Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BR AS	0.07	BR AS	0.07	BR AS	0.07	BR AS	0.07	
ML IM	63.85	ML IM	63.85	ML IM	63.85	ML IM	63.85	
<b>63.92</b>		<b>63.92</b>		<b>63.92</b>		<b>63.92</b>		

Comments

---

<b>Issue Number</b>	3-053	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	2310 Joppa Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
DR 1	16.82	DR 1	16.82	DR 1	16.82	DR 1	16.82	
DR 2	22.66	DR 2	22.66	DR 2	22.66	DR 2	22.66	
<b>39.48</b>		<b>39.48</b>		<b>39.48</b>		<b>39.48</b>		

Comments

---



## Baltimore County 2024 Comprehensive Zoning Map Process Log of Issues - District 3

May 16, 2024

**Issue Number** 3-054      **Petitioner** Baltimore County Council      **Location** 54, 100-127 Gibbons Blvd; 103- 128 Jefferson Ave;  
103-123 Madison Ave; 9801 Van Buren Ln

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
BR	0.05	BR	0.05	BR	0.05	BR	0.05	
DR 1	0.07	DR 1	0.07	DR 1	0.07	DR 1	0.07	
DR 1 NC	0.15	DR 1 NC	0.15	DR 1 NC	0.15	DR 1 NC	0.15	
DR 16	0.32	DR 16	0.32	DR 16	0.32	DR 16	0.32	
DR 3.5	37.19	DR 3.5	37.19	DR 3.5	37.19	DR 3.5	37.19	
DR 5.5	3.84	DR 5.5	3.84	DR 5.5	3.84	DR 5.5	3.84	
<b>41.62</b>		<b>41.62</b>		<b>41.62</b>		<b>41.62</b>		

Comments

---

**Issue Number** 3-055      **Petitioner** Baltimore County Council      **Location** 12006 Jenifer Rd

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
RC 5	7.69	RC 5	7.69	RC 5	7.69	RC 5	7.69	
<b>7.69</b>		<b>7.69</b>		<b>7.69</b>		<b>7.69</b>		

Comments

---





# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-059	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	Yorkridge Shopping Center, Ridgely Plaza & Lutherville Station		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL	13.07	BL	13.07	BL CCC	41.41	BL CCC	41.41	
BL CCC	28.36	BL CCC	28.36	DR 1	0.01	DR 1	0.01	
DR 1	0.01	DR 1	0.01	ML IM	0.02	ML IM	0.02	
<b>41.44</b>		<b>41.44</b>		<b>41.44</b>		<b>41.44</b>		
<b>Comments</b>	See Issue 3-017							

<b>Issue Number</b>	3-060	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	2019-2029 Monkton Rd & 2013 Shepperd Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
RC 2	1.44	RC 2	1.44	RC 2	1.44	RC 2	1.44	
RC 4	0.33	RC 4	0.33	RC 4	0.33	RC 4	0.33	
RC 7	14.93	RC 7	14.93	RC 7	14.93	RC 7	14.93	
<b>16.70</b>		<b>16.70</b>		<b>16.70</b>		<b>16.70</b>		
<b>Comments</b>								

<b>Issue Number</b>	3-061	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	9840 York Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BM CCC	1.01	BM CCC	1.01	BM CCC	1.01	BM CCC	1.01	
<b>1.01</b>		<b>1.01</b>		<b>1.01</b>		<b>1.01</b>		
<b>Comments</b>								



## Baltimore County 2024 Comprehensive Zoning Map Process Log of Issues - District 3

May 16, 2024

<b>Issue Number</b>	3-062	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	9712-9800 York Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL CCC	1.71	BL CCC	1.71	BL CCC	1.71	BL CCC	1.71	
BM CCC	3.87	BM CCC	3.87	BM CCC	3.87	BM CCC	3.87	
BR CCC	0.83	BR CCC	0.83	BR CCC	0.83	BR CCC	0.83	
<b>6.41</b>		<b>6.41</b>		<b>6.41</b>		<b>6.41</b>		

Comments

---

<b>Issue Number</b>	3-063	<b>Petitioner</b>	Baltimore County Council		<b>Location</b>	100 W Padonia Rd		
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BM CCC	3.35	BM CCC	3.35	BM CCC	3.35	BM CCC	3.35	
<b>3.35</b>		<b>3.35</b>		<b>3.35</b>		<b>3.35</b>		

Comments

---



# Baltimore County 2024 Comprehensive Zoning Map Process

## Log of Issues - District 3

May 16, 2024

**Issue Number** 3-064

**Petitioner** Baltimore County Council

**Location** 15, 19, 20 Texas Station Ct

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
BM	21.97	BM	21.97	BM	23.70	BM	23.70	<hr style="border: 1px solid black;"/>
BM AS	0.21	BM AS	0.21	BM CCC	0.16	BM CCC	0.16	
BM CCC	0.16	BM CCC	0.16	BM IM	19.53	BM IM	19.53	
BM IM	19.57	BM IM	19.57	ML	0.01	ML	0.01	
BR	0.12	BR	0.12	ML IM	5.31	ML IM	5.31	
ML	0.01	ML	0.01					
ML IM	6.66	ML IM	6.66		<b>48.71</b>		<b>48.71</b>	
	<b>48.70</b>		<b>48.70</b>					

Comments

---