

Issue #	Map #	Parcel #	Property Address (Owner)	Total Acreage	Acres to Rezone	Current Zoning	Request Zoning	AG +/-	Outside DE ?	FOH Position OK	FOH Position NOT Good	FOH Position Strong NO	Notes: Why 'NOT Good' or 'Strong No'
			DISTRICT A										
A001	65	784	1101 Oak Ave (Feazell)	1.92	1.92	R1	B3					X	ZBA 5843 approval of variance imposes conditions agreed to by owner and neighbors. B3 zoning removes all conditions
A002	69	104	622 Joppa Farm Rd (Kent-Good Shepherd Church)	4.1239	2.655	R3/B2	B2			X			Neighbors approve.
A003	61	199	2511 Philadelphia Rd (Patel)	0.62	0.62	RO	B2				X		Unsafe traffic access at intersection of Rts 24 /7 Neighbors oppose
A004	61	200	2513 Philadelphia Rd (Patel)	1.52	1.52	RO	B2				X		Unsafe traffic access at intersection of Rts 24 /7 Neighbors oppose
A005	69	274	Intersection Ft Hoyle/MD 152 (Salvo)	3.84	3.84	R2	CI				X		Rt 152 frontage of R2, spot zoning. Wetland.
A006	65	1077	20 parcels Trimble Rd (Est of Vacek)	8.02	8.02	R1	R3					X	A006 thru A017: Foster Run development. Major opposition from neighbors. Properties are already platted at R2 COS density for 231 units. New MNOD rules create uncertainty to what density at R3 might be. Roads are extremely dangerous. Trimble Rd is the only access to these properties and has no direct access to Route 40. It goes past Magnolia elementary and middle schools. Trimble is narrow with blind hills and sharp curves with limited visibility. It is incapable of safely handling the proposed huge increase in traffic. Roads are not required to be improved for development, only intersections. Does not comply with Master Plan for this area. With wetlands, steep slopes and forests, this is also a hub of the Greater Baltimore Wilderness Coalition of Baltimore County, Harford County and APG's Green Infrastructure Planning for the Joppa Area.
A007	65	1077	25 parcels Trimble Rd (Salvo)	4.988	4.988	R1	R3					X	
A008	65	1077	25 parcels Trimble Rd (Salvo)	4.768	4.768	R1	R3					X	
A009	65	1077	25 parcels Trimble Rd (Salvo)	6.086	6.086	R1	R3					X	
A010	65	1077	25 parcels Trimble Rd (Salvo)	21.764	21.764	R1	R3					X	
A011	65	1077	25 parcels Trimble Rd (Salvo)	5.537	5.537	R1	R3					X	
A012	65	1077	20 parcels Trimble Rd (Salvo)	19.626	19.626	R1	R3					X	
A013	65	1077	19 parcels Trimble Rd (Salvo)	4.584	4.584	R1	R3					X	
A014	65	1077	19 parcels Trimble Rd (Salvo)	22.208	22.208	R1	R3					X	
A015	65	1077	25 parcels Trimble Rd (Salvo)	11.268	11.268	R1	R3					X	
A016	65	1077	12 parcels Trimble Rd (Salvo)	2.25	2.25	R1	R3					X	
A017	65	1077	506 Barnacle Ln (Salvo)	0.278	0.278	R1	R3					X	
A018	69	251	SS Riviera Dr (McLamb-Marine Max LLC)	2.3894	2.3894	B2	B3			X			Local ownership has discussed plans and neighborhood approves
A019	69	192	510 Riviera Dr (McLamb-Marine Max LLC)	8.1815	8.1815	B2	B3			X			same as A018
A020	61	201	2607 Philadelphia Rd (Meadows)	2	2	GI	CI			X			ZBA 5855 variance already gives approval. Adjoins Royal Farm CI

Issue #	Map #	Parcel #	Property Address (Owner)	Total Acreage	Acres to Rezone	Current Zoning	Request Zoning	AG +/-	Outside DE ?	FOH Position OK	FOH Position NOT Good	FOH Position Strong NO	Notes: Why 'NOT Good' or 'Strong No'
			DISTRICT B										
B001	55	191	2901 Belair Rd (Novak)	1.34	1.34	AG	RO	-1.34	Y		X		Bad traffic.
B002	47	508	2401 Pleasantville Rd (Orlando)	2.962	2.045	AG	B1	-2.05	Y			X	Changes character of the rural neighborhood. Outside Development Envelope (DE) and Village.
B003	55	92	209 Mountain Rd (Kenney)	1.377	0.7521	R2/B3	B3				X		Impacts R2 neighbors. Vacant B3 prevalent.
B004	55	341/398	313/315 Mountain Rd (Qaz-Fallston Mall)	1.868	1.868	AG	B3	-1.87				X	Outside Fallston Sanitary Subdistrict. HarfordNEXT put in DE; More Business zoning unneeded here.
B005	55	523	2315 Bel Air Rd (Qaz-Fallston Mall)	13.77	13.77	B2	B3				X		In 2004, ZBA 5418 expanded this nonconforming ICSC. Land has wetlands, floods Stoneybrook.
B006	47	421	2019 Fallston Rd (Thomas)	47.03	5.488	RR	B1		Y			X	Next to elementary school, homes. Inappropriate.
B007	65	106	1306 Old Moutain Rd S (Mirjafari)	3.64	3.64	R1	CI				X		Access problem. Already lots of vacant CI land already exists nearby.
B008	55	782	1906 W Grove Ave (Shandroski)	3.26	3.26	B2/R2	B3				X		Horrible access road, adjacent to R2.
B009	55	149	Lts 6/8 W Grove Ave (Shandrowski)	1.11	1.11	B2	B3				X		see adjacent B008
B010	55	180	317 Mountain Rd (Coffey)	3.81	3.81	AG	B3	-3.81				X	See B004 reasoning. Swamp.
B011	65	123	1209 Old Mountain Rd S (Anderson)	2.24	2.09	B2	B3					X	Spot zoning, intense B3 impacts R1 neighbors. No public sewers.
B012	55	76	200 Mountain Rd (Euler-Aumur)	33.39	22.959	AG	R2	-22.96				X	SHOULD ONLY GET R1. R2 noncomplies with Harford NEXT & Fallston Community Area Plan. Owner said he wanted R1. Next to farm in Ag Pres.
B013	55	76	220 Mountain Rd (Euler-Aumur)	7.83	1.269	AG	B3	-1.27		X			
B014	55	741	2409/2411 Harford Rd (Euler-Aumur)	2.54	0.99	AG	R2	-0.99				X	SHOULD ONLY GET R1. See B012.
B015	65	444	510 Philadelphia Rd (Porter-Balcer)	0.561	0.561	B1	B2				X		Impacts R1 neighborhood.
B016	61	652	3008 Laurel Bush Rd (Mason)	1.12	1.12	R1	R3			X			
B017	65	444	514/516 Philadelphia Rd (Porter-Balcer)	1.17	1.17	B1	B2				X		See B015
B018	61	202	3006 Laurel Bush Rd (Rosel)	6.53	6.53	R1	R3			X			
B019	55	81	MD 152 N of Bagley (Price)	23.461	15.57	AG	CI	-15.6	Y			X	Out of Development Envelope. CI far too intense in rural area. Conflicts with HarfordNEXT.
B020	65	635	813 Philadelphia Rd Bechtold)	3.13	3.13	R1	CI			X			
B021	65	444	506 Philadelphia Rd (Balcerowicz)	1.76	1.76	R1	B2				X		Spot zoning. Opposed by neighbors.
B022	55	674	402A & 404A Timber Lane (Baker)	21.9	21.9	RR	R2		Y			X	Completely outside the Development Envelope, so ineligible for R2-zoning. Also is spot zoning.
B023	55	363	310 Nilles Ln (Lott)	2.408	2.408	AG	B3	-2.40			X		Lots of vacant business zoned land already exists.
B024	65	36	ES MD 152 (SHA rep Smiley)	1.22	0.03	R1	CI			X			
B025	65	636	811 Philadelphia Rd (Cox)	1.2	1.2	R1	CI			X			

Issue #	Map #	Parcel #	Property Address (Owner)	Total Acreage	Acres to Rezone	Current Zoning	Request Zoning	AG +/-	Outside DE ?	FOH Position OK	FOH Position NOT Good	FOH Position Strong NO	Notes: Why 'NOT Good' or 'Strong No'
			DISTRICT C										
C001	41	14	1811 Conowingo Rd (Kluck)	0.52	0.52	R2	CI					X	1/2acre with house surrounded by other homes on small lots; access to lot would be on blind curve. Edge of stable residential neighborhood
C002	56	149	708 W Ring Factory Rd (Mills)	3.18	3.18	AG	R2	-3.18		X			
C003	56	76	2220 Old Emmorton Rd (Walls, Kelly,Kohler)	0.513	0.513	RO	B2			X			
C004	41	319	2106 N Fountain Green Rd (Anderson)	1.14	1.14	GI	CI			X			
C005	41	573/249	1502A/1504 Fountain Green Rd (Moriatis)	3.38	1.26	AG	B1	-1.26				X	Severe traffic; too close to intersection, spot zoning, surrounded by AG and high-priced homes.
C006	56	377	1703 Emmorton Rd (Milway)	6.22	2.09	R1	RO			X			
C007	48	116	821 Bel Air Rd (Nichols)	13.66	4	B3/R1	B3					X	Expands auto-auction property, taking incoming B3 uses too close to homes, this portion of split-zoned lot is wooded, steep slope, a buffer to large, stable neighborhood behind.
C008	48	253/256	825 Bel Air Rd 901 Bel Air Rd (Nichols)	2.002	2.002	R1	B3			X			Note house closest to renovated home request has been withdrawn. See C007.
C009	49	19	304 Tollgate Rd (Risling)	0.83	0.83	B1	B3				X		Stay B1; many empty/struggling stores nearby. Changes character of neighborhood.
C010	49	659	308 Tollgate Rd (Risling)	0.964	0.964	B1	B3				X		See C009
C011	49	381	310 Tollgate Rd (Risling)	0.53	0.53	B1	B3				X		See C009
C012	49	167	702 Terrace Drive (Perini)	0.43	0.43	R2	B3					X	Spot zoning, impacts existing neighborhood
C013	49	15	500 Terrace Drive (Valis)	0.43	0.43	R2	B3					X	Spot zoning, impacts existing neighborhood
C014	49	16	312 S Tollgate Rd (Ewell)	0.674	0.674	R2	B3				X		Rezone only to B1. See C009
C015	49	158	314 Silver Spring Dr (Greig)	1.136	1.136	R2	R4			X			
C016	40	126	104 Rock Spring Church Rd (O'Neill)	7.49	7.49	RR	AG	7.49	Y	X			

Issue #	Map #	Parcel #	Property Address (Owner)	Total Acreage	Acres to Rezone	Current Zoning	Request Zoning	AG +/-	Outside DE ?	FOH Position OK	FOH Position NOT Good	FOH Position Strong NO	Notes: Why 'NOT Good' or 'Strong No'
			<u>DISTRICT D</u>										
D001	33	429	2220 Rock Spring Rd (Ward)	22.98	1.1	RR	B3					X	D001, D002 & D007: B3 allows 85% impervious surface. This on the sites' steep slope will likely destroy the endangered bog turtle habitat. ZBA 5106 previously denied another intense use.
D002	33	429	2220 Rock Spring Rd (Ward)	22.98	21.87	RR	R2					X	
D003	34	213	2202 Conowingo Rd (Spicer)	0.748	0.1	AG	B3	-0.10		X			
D004	34	37	2206 Conowingo Rd (Spicer)	2.07	0.3	AG	B3	-0.30	Y		X		impacts adjacent nice home as well as AG property
D005	34	35	2207 Ady Rd (Spicer)	0.827	0.429	AG	B3	-0.43		X			
D006	5	30	2415 Whiteford Rd (Tutalo)	1.55	1.55	VB	B2		Y			X	REZONE TO VB. This is in a Rural Village and VB permits what owner says he wants to do
D007	33	429	2226 Rock Spring Rd (Ward)	12.18	12.18	RR	B3					X	see D001 and D002
D008	5	32	2419 Whiteford Rd (Tutalo)	21.303	10.086	GI	B2		Y			X	REZONE TO VB. This is in a Rural Village and VB permits what the owner says he wants to do
D009	27	435	1616 Poole Rd (Miller)	3	3	AG	CI	-3.00	Y			X	Out of Development Envelope. CI far too intense in rural area. Conflicts with HarfordNEXT.
D010	40	382	1651 Robin Circle (Chapolini)	2.62	2.62	GI	B3			X			
D011	40	382	460 Granary Rd (O'Brien)	1.3	1.3	GI	B3			X			
D012	40	63	1801 Rock Spring Rd (Schilling/Schmitt)	0.68	0.68	R2	RO			X			
D013	40	62	1803 Rock Spring Rd (Springham)	1.63	1.63	R2	RO			X			
D014	8	12	5986 Norrisville Rd (Thomas)	2.8934	0.788	AG	B3	-0.789	Y	X			
D015	23	132	4115 Norrisville Rd (Cook)	7.86	7.86	AG	B3	-7.86	Y			X	Huge expansion of highest Business intensity zoning in rural area of AG and small businesses.
D016	32	500	1356 Wiley Rd (Button)	8.84	8.84	RR	AG	8.84	Y	X			
D017	32	500	EW Highway Baldwin Rd (Button)	14.13	14.13	RR	AG	14.13	Y	X			
D018	41	9	2201 Jack Lane (Cohen)	1.77	1.77	CI	B3			X			
D019	41	9	Jack Lane (Cohen)	0.18	0.18	CI	B3			X			
D020	41	9	2 lots Jack Lane (Cohen)	0.93	0.93	CI	B3			X			
D021	41	9	2204 Jack Lane (Cohen)	1.06	1.06	CI	B3			X			
D022	41	9	2200 Jack Lane (Cohen)	0.6	0.6	CI	B3			X			
D023	41	9	6 lots Jack Lane (Cohen)	8.48	8.48	CI	B3			X			

<i>Issue #</i>	<i>Map #</i>	<i>Parcel #</i>	<i>Property Address (Owner)</i>	<i>Total Acreage</i>	<i>Acres to Rezone</i>	<i>Current Zoning</i>	<i>Request Zoning</i>	<i>AG +/-</i>	<i>Outside DE ?</i>	<i>FOH Position OK</i>	<i>FOH Position NOT Good</i>	<i>FOH Position Strong NO</i>	<i>Notes: Why 'NOT Good' or 'Strong No'</i>
			DISTRICT E										
E001	51	925	3644 Churchville Rd (Esper)	0.25	0.25	AG	B3	-0.25	Y	X			In front of Ripken Stadium complex *
E002	51	925	3650 Churchville Rd (Earhart)	0.36	0.36	AG	B3	-0.36	Y	X			see E001 *
E003	51	925	3646/3648 Churchville Rd (Desch/Elkins/Esper)	0.91	0.91	AG	B3	-0.91	Y	X			see E001 *
E004	51	925	3652 Churchville Rd (Baine)	0.36	0.36	AG	B3	-0.36	Y	X			see E001 *
E005	51	925	3654 Churchville Rd (Chow, Esper)	0.37	0.37	AG	B3	-0.37	Y	X			see E001 *
E006	51	926	944 Gilbert Rd (Reher)	5.82	5.82	AG	B3	-5.82	Y	X			see E001 *
E007	42	454	2215 Churchville Rd (Lozinak)	8.9	8.9	B2	B3		Y			X	Out of Development Envelope; highest zoning nearby is B2 with small businesses, AG in front and behind; B3 is spot zoning.
E008	38	49	921 S Stepney Rd (Bosworth)	15.8	15.8	R1	R2				X		Adequate R2 exists; nearby Beechtree still unsold and developer is withdrawing in spite of TIF.
E009	42	31	2011 E Churchville Rd (Bosworth)	25.91	2.5	B2	B3		Y			X	ZBA 5853; spot zoning, same reasons as nearby E007
E010	42	109	MD 22 Churchville Rd (McGuirk)	3.404	1.00 m/l	AG	VB	-1.00	Y	X			
E011	51	11	3452 Churchville Rd (Driver)	4.6	4.6	RR	CI		Y			X	REZONE TO AG , with Special Exception and variance to continue community-supported use as butcher shop and retail meat sales. Rural area. CI is spot zoning with improper, high impact uses.
													* Aberdeen area residents contacted want some or all of E001 thru E006 to be set aside as open space and/or landscaped entrance.

Issue #	Map #	Parcel #	Property Address (Owner)	Total Acreage	Acres to Rezone	Current Zoning	Request Zoning	AG +/-	Outside DE ?	FOH Position OK	FOH Position NOT Good	FOH Position Strong NO	Notes: Why 'NOT Good' or 'Strong No'
			DISTRICT F										
F001	58	191/192	MD 7 S Aberdeen (Wright)	88.01	88.01	R4	GI					X	Strong no unless access is only from Rt.40 (not Rt 159 or Old Stepney), all sides are well buffered, and development is compatible with adjoining residences.
F002	61	525	3520 Woodsdale (Scheurman)	2.05	2.05	R4	B3				X		Crosses dividing line between CI and Residential; would eliminate buffers that exist on other sides of CI "block", Impacts neighbors!
F003	57	11	917 Cedar Lane (Eisner/Stiller)	121.34	121.34	AG	RI	-121.34	Y			X	Almost entirely outside the Development Envelope. Is in Bynum Run Conservation Area. Forested, steep slopes. Wrong to rezone before HarfordNEXT's Creswell area study even begins.
F004	62	522	3605 Philadelphia Rd (Spencer)	5.41	5.41	R2	B2					X	Failed intersection; no need for more B zoning; impacts houses & historical residence across street
F005	57	362	25 parcels Treese Way (Guilio)	115.612	115.61	R1	R2				X		F005-F010: Laurel Bush Rd should first be widened and improved to resemble the southern part of Tollgate Rd, including bike lanes. Sediment erosion controls (SEC), steep slopes (SS), and storm water management (SWM) may not be able to protect nearby Bynum Run.
F006	57	362	25 parcels Treese Way (Guilio)	-		R1	R2				X		
F007	57	362	25 parcels Treese Way (Guilio)	-	-	R1	R2				X		
F008	57	362	25 parcels Treese Way (Guilio)	-		R1	R2				X		
F009	57	362	24 parcels Treese Way (Guilio)	-		R1	R2				X		
F010	57	362	25 parcels Laurel Bush Rd (Guilio)	-		R1	R2				X		
F011	57	362	1 parcel Treese Way (Guilio)	1.2	1.2	AG	R2	-1.20				X	Recently placed inside Development Envelope. Promised study of this area not done. Too intense a use next to AG. Strong neighborhood opposition.
F012	63	362	2 parcels Treese Way (Guilio)	20.09	20.09	AG	R2	-20.09				X	
F013	63	var	3 parcels 801 Chelsea Rd (Bishop)	6.736	6.736	AG	GI	-6.74			X		Access roads & intersections already a disaster.
F014	58	var	5 parcels Old Phila Rd (Nichols)	5.03	5.03	R3	CI				X		Rt 7 upgrade needed; enforce SEC,SS & SWM.
F015	58	27/35	4827/4835 Old Philadelphia Rd (Nichols)	5	5	R3	CI				X		same as F014
F016	63	304	200 Chelsea Rd (Pearce/Mitchell)	7.81	7.81	R1	LI				X		same as F013
F017	63	308	201 Chelsea Rd (Pearce/Mitchell)	6.16	6.16	R1	LI				X		same as F013
F018	63	62	1625 Perryman Rd (Mitchell/Pearce)	28.623	5.5	B1	LI				X		same as F013
F019	58	67	4851 Old Philadelphia Rd (Nichols)	2.25	2.25	R3	CI				X		same as F014
F020	58	26	4854 Old Philadelphia Rd (Nichols)	19.08	19.08	GI	CI				X		same as F014