

THE LAW OFFICE OF
ANTHONY G. GORSKI LLC
ATTORNEY & COUNSELOR AT LAW

2661 RIVA ROAD
BUILDING 300, 1ST FLOOR
ANNAPOLIS, MARYLAND 21401
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AGG@AGGORSKI.COM

September 20, 2023

Submitted via the Anne Arundel County Land Use Navigator web based application

Sterling Seay, Planning Administrator
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, Third Floor (MS 6301)
Annapolis MD 21401

Re: Rezoning Letter of Explanation
Applications for Rezoning Classification from C1 and SB to C4
1361, 1365 & 1419 Defense Highway, Crofton
(Tax Map 43, Parcel 3, lots 7 & 8 and Parcel 33)

Dear Ms. Seay:

This law firm represents John I. Jelich (the “Applicant” herein), the owner of the above-referenced parcels of land (“Parcels”). Mr. Jelich’s application for reclassification of the Parcels from the current zoning classifications of C-1 (Local Commercial) and SB (Small Business) to C4 (Highway Commercial) are enclosed.

Parcels

The Applicant is the sole owner of the following three (3) parcels of land (the “Parcels”) located in Crofton and seeks to have each rezoned as indicated:

1. 1361 Defense Highway (Tax Map 43, Parcel 3, lot 8; Tax ID # 261912612500) rezoned from C1 to C4;
2. 1365 Defense Highway (Tax Map 43, Parcel 3, lot 7; Tax ID # 261912618400) rezoned from SB to C4; and
3. 1419 Defense Highway (Tax Map 43, Parcel 33; Tax ID # 200008847100) rezoned from SB to C4.

Neighborhood

The subject properties are located along the south side of Defense Highway, west of Davidsonville Road. The neighborhood referenced in this Application is generally characterized

as “Staples Corner and Vicinity.” This geographical area loosely translates to the commercial area that has evolved in and around the intersection of Md. Routes 424 and 450 and is directly attributable to increased vehicular traffic on these two (2) state roadways and the attendant increase in intensity and volume of non-residential development along these two roadways in this vicinity. In more specific terms, it could be defined as an ovoid area connecting the points 3,000’ west of the intersection on MD 450, 1,000’ north of the intersection on MD 424, 1,500’ east of the intersection on MD 450, and 1,500’ south of the intersection on MD 424.

Authority for Rezoning Application

This Application is made pursuant to Anne Arundel County Code (hereinafter “AACo Code”) § 18-16-303 requesting that above identified Parcels be rezoned from their existing C1/SB to C4. The application for rezoning of these parcels to C4 meets the requirements of AACo Code § 18-16-303(b) which requires the following findings be made to approve a rezoning application:

- (1) there was a mistake in the zoning map or the character of the neighborhood has changed to such an extent that the zoning map should be changed;
- (2) the new zoning classification conforms to the General Development Plan in relation to land use, number of dwelling units or type and intensity of nonresidential buildings, and location; and
- (3) there is compatibility between the uses of the property as reclassified and the surrounding land uses, so as to promote the health, safety, and welfare of present and future residents of the County.

See, AACo Code § 18-16-303. The requirements of § 18-16-303(b)(4) are not applicable as the parcels are not located in the Critical Area.

Changes in Character of Neighborhood

The Application is based on the change in the character of the neighborhood. AACo Code § 18-16-303(b)(1). The principal changes in the neighborhood have occurred along the east - west corridor of Defense Highway where these Parcels are located. The application meets the necessary showing for approval based on the changes to the neighborhood. See *e.g., Mayor and City Council of Rockville v. Rylyns*, 372 Md. 514 (2002).

An applicant may satisfy its burden of demonstrating changes in the neighborhood based upon the aggregate or cumulative impact of changes that have occurred to the character of the neighborhood, including previous rezonings and new commercial development. *Bowman Group v. Dawon Moser*, 112 Md. App. 694 (1996)(citing *County Comm'rs of Howard County v. Merryman*, 222 Md. 314, 321(1960) and *Town of Somerset v. County Council for Montgomery*, 229 Md. 42, 48, 181 A.2d 671 (1962) (upholding a zoning agency's decision to rezone in which the agency based its finding on the cumulative changes occurring since the prior zoning). In general, the relevant time period for showing a change in the neighborhood is from the last comprehensive rezoning to the present. *Chevy Chase Village v. Montgomery County Council*, 258 Md. 27 (1970). The latest comprehensive rezoning in Anne Arundel County was done

approximately 14 years ago following the County Council adoption of the 2009 General Development Plan.

The property located at 1300 Defense Highway was rezoned to C4 in or around 2012. A second gasoline filling station with a convenience store was constructed in 2018 at 1329 Defense Highway, which was previously a wooded parcel. The residential population of the area has grown substantially since the last comprehensive rezoning, increasing the vehicular traffic and changing the intensity of the use of the neighborhood's commercial operations. Defense Highway widening is planned by the State in the near future.

The subject properties at 1361 & 1365 are adjacent to a bar, making continued use as residential rental properties exceedingly difficult. This also impacts the ability to make use of the properties for small business development. The planned road widening will further limit the ability to continue using these properties as residential rentals. The neighborhood provides needed commercial services for the area's growing residential population. The requested zoning change is necessary in order to have viable future uses for the Parcels.

Planning Conformity

The requested zoning classification, C4, conforms to the General Development Plan as set forth in the County's Plan2040 Land Use Map and planning text. The neighborhood has had multiple commercial uses for some time. The above assessment of the 'neighborhood' for purposes of this Application is consistent with the commercial designations made on the Plan2040 Land Use Map (effective July 27, 2021). This application makes no change in density allowed on the Parcels. The requested C4 zoning classification also conforms with Plan2040's designation of the neighborhood area as a "Critical Corridor" with existing commercial development along major roads. Road widening for Defense Highway is already planned, and rezoning these Parcels to C4 will facilitate the growth and redevelopment to satisfy the commercial needs of the area as contemplated in Plan2040. *See*, AACo Code § 18-16-303(b)(2).

Use Compatibility

The uses allowed in C4 zoning classification are compatible with, and would not be detrimental to existing adjacent uses or others within the neighborhood. The rezoning supports and promotes the health, safety, and welfare of present and future residents of the County. Existing uses include an adjacent bar, auto sales and repair establishments, as well as stores, restaurants and two gasoline filling stations with convenience stores. *See*, AACo Code § 18-16-303(b)(3).

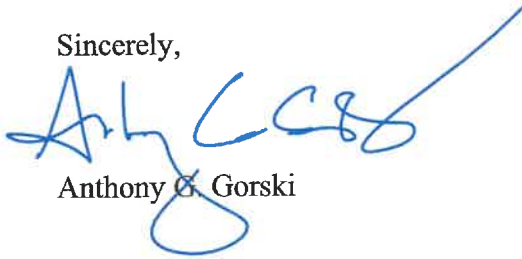
Conclusion

The requested rezoning is compatible with the existing zoning of the neighborhood and with the Plan2040 land use map. As a designated "Critical Corridor," approving the application to rezone these Parcels to C4 will facilitate the growth and redevelopment envisioned in Plan2040 to provide the commercial services needed by the area population. Rezoning will also promote the health, safety, and welfare of present and future residents of the County. For these reasons,

Sterling Seay, Planning Administrator
September 20, 2023
Page 4

and as detailed above, the Applicant requests approval of the rezoning request as depicted on the Administrative Site Plans enclosed with its Rezoning Applications.

Sincerely,



Anthony G. Gorski

Enclosures:

Executed Rezoning Application
Administrative Site Plan

cc: John I. Jelich



For Office Use Only

CASE # _____

FEE PAID _____

DATE _____

For Office Use Only

ZONE _____

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS _____

REZONING APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): John I. Jelich, landowner
 (Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 1361 Defense Highway, Crofton, MD

Property Location: 150+/- feet of frontage on the (S) side of Defense Highway;
(Enter Street Name)
600 feet (W) of (Nearest intersecting street) Davidsonville Road;
(Enter Street Name)

12-digit Tax Account Number 261912612500 Tax District (2) **Council District** (7)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 07993/ 00164

Zoning District C1 Lot Number 8 Tax Map 43 Block/Grid 19 Parcel 3

Area 2.45 +/- (Acres) Subdivision Name n/a

Proposed Rezoning From: C-1 To: C-4

Description of Proposed Rezoning Requested (Brief, detail fully in letter of explanation)
 Rezone C-1 to C-4 (2.4+/- acres) to reflect changes that have occurred and are ongoing in the neighborhood pursuant to § 18-16-303(b).

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature _____ Owner's Signature _____

Print Name John I. Jelich Print Name -same-

Mailing Address 1315 Defense Highway Mailing Address -same-

City, State, Zip Gambrills, MD 21054 City, State, Zip -same-

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone _____ Cell Phone _____

Email Address _____ Email Address _____

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: _____
Initials Date

Zoning reclassification _____

Landowners within 300' of 1361 & 1365 Defense Highway, Crofton, MD

Owner	Address	Tax Acct Number
1375 DEFENSE HIGHWAY LLC	1379 DEFENSE HWY, GAMBRILLS, MD 21054	261990252225
1375 DEFENSE HIGHWAY LLC	1375 DEFENSE HWY, GAMBRILLS, MD 21054	261912612515
ALDRIDGE ET AL, RENO C.	1341-1349 DEFENSE HWY, GAMBRILLS, MD 21054	261907204400
ALDRIDGE, ELEANOR	1340 DEFENSE HWY, GAMBRILLS, MD 21054	212000102200
ALDRIDGE, RENO C.	2358 DAVIDSONVILLE RD, GAMBRILLS, MD 21054	261907209500
CH- ST PAULS EVANGELICAL LUTH CH	1370 DEFENSE HWY, GAMBRILLS, MD 21054	212002466030
CROFTON MANOR HOMEOWNERS ASSOC INC	OPEN SPACE, CROFTON, MD 21114	221690210648
GAULDEN, ROBERT A.	2012 DALEWOOD CT, CROFTON, MD 21114	221690210697
HARTLINE, CHRISTOPHER	2009 DALEWOOD CT, CROFTON, MD 21114	221690210702
HERFORD, JAY T.	2014 DALEWOOD CT, CROFTON, MD 21114	221690210698
HILL, EDWARD J.	1371 DEFENSE HWY, GAMBRILLS, MD 21054	261902088420
HINTON, JOSEPH P.	2011 DALEWOOD CT, CROFTON, MD 21114	221690210701
HUNTER, MATTHEW P.	1377 DEFENSE HWY, GAMBRILLS, MD 21054	261990252224
JETHVA, HIRENKUMAR T.	1434 THORNBURY CT, CROFTON, MD 21114	221690210707
KISSER, EDW	DEFENSE HWY, GAMBRILLS, MD 21054	212007201600
KISSER, EDWARD	1350 DEFENSE HWY, GAMBRILLS, MD 21054	200007200200
MACASTENA, LABINOT	2013 DALEWOOD CT, CROFTON, MD 21114	221690210700
MCCOY, SUSANA M. TRUSTEE	1436 THORNBURY CT, CROFTON, MD 21114	221690210706
MORALES-GARCIA, ZAIDY	1440 THORNBURY CT, CROFTON, MD 21114	221690210704
RAIMOND, WILLIAM B.	2354 DAVIDSONVILLE RD, GAMBRILLS, MD 21054	261907209400
RELIABLE ROOFER INC.	1378 DEFENSE HWY, GAMBRILLS, MD 21054	212001588050
SIBANOV, DMITRI	1430 THORNBURY CT, CROFTON, MD 21114	221690210709
SOUZA, BRIAN D.	1438 THORNBURY CT, CROFTON, MD 21114	221690210705
TAYLOR, DORIAN RODELLE	2015 DALEWOOD CT, CROFTON, MD 21114	221690210699
TCHOKOUANI, CLAUDIA M.	1432 THORNBURY CT, CROFTON, MD 21114	221690210708
W&A INVESTMENTS, LLC	1357 DEFENSE HWY, GAMBRILLS, MD 21054	261912612600

①

THIS DEED, made this 18th day of July, 1997, by and between John R. Russell, Jr. and Monica M. Russell, husband and wife, parties of the first part, and John I. Jelich, party of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Three Thousand and 00/100 (\$103,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part convey to the said party of the second part, as his/her personal representatives and assigns, in forever, all that lot of ground situate in Anne Maryland and described as follows, that is to say:

IMP TO SURE \$ 5.00
RECORDATION T 26.00
IN TAX STATE 721.00
fee simple, 1,000.00
515.00
2,231.00
JUL 24, 1997 10:46 am

All that piece or parcel of ground situate, lying and being in the Second Assessment District of Anne Arundel County, Maryland, containing 2.45 acres, more or less, and designated as Lot Number Eight (8), Plat "A", Piney Grove, made by J. Revell Carr in March, 1936, said plat being recorded in Plat Book 17, page 28 (formerly Cabinet 3, Rod E-1, Plat 14). Said Lot having a frontage of 150 feet on the Defense Highway with an irregular depth therefrom.

Being the same property as described in a Deed dated August 13, 1993 and recorded among the Land Records of Anne Arundel County in Liber 6182 folio 111, which was granted and conveyed by William B. Raimond and Dolores D. Raimond unto the within named Grantors.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anyway appertaining.

TO HAVE AND TO HOLD the said described lot of ground and

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Anne Arundel County

ACCT 2619-1261-2500
ALL LIENS ARE PAID AS
OF 2/24/97 A.A. COUNTY

WILLIAM F. SMITH
1/30/2024 24-97

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 7993, p. 0164, MSA_CE59_8337. Date available 06/27/2005. Printed 09/20/2023.

RECORD & RETURN TO:
Mr. John I. Jelich
1361 Defense Highway
Gambrills, MD 21054

20
72
515
103

COOCH & BOWERS, P.A.
ATTORNEYS AT LAW
1460 RITCHIE HIGHWAY
SUITE 212
ARNOLD, MARYLAND 21018
(410) 974-1900

Exhibit 1A - Reopening Application - 1361 Defense Highway


Cases 2023-0162-R, 0163-R & 0164-R - Jelich Reopening

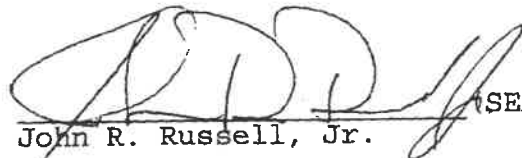
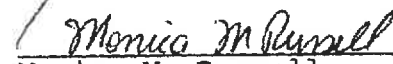
premises to the said party of the second part, as sole owner, his/her personal representatives and assigns, in fee simple, forever.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

TEST:



 (SEAL)
John R. Russell, Jr.
 (SEAL)
Monica M. Russell

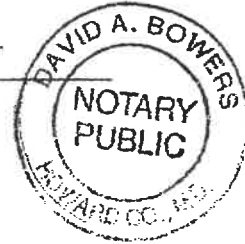
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 18 day of July, 1997, before me, the subscriber a Notary Public of the State and Howard County aforesaid, personally appeared John R. Russell, Jr. and Monica M. Russell, husband and wife, known to me or satisfactorily proven to be the persons whose names is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

BOOK 7993 PAGE 166

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

David A. Bowers
NOTARY PUBLIC



My Commission Expires: 12-1-99

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF THE STATE OF MARYLAND, AND THAT THE WITHIN INSTRUMENT WAS PREPARED UNDER MY SUPERVISION.

David A. Bowers

ATTORNEY

COUCH & BOWERS, P.A.
ATTORNEYS AT LAW
1480 RITCHIE HIGHWAY
SUITE 212
ARNOLD, MARYLAND 21012
(410) 974-1902

9715988 NB

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Anne Arundel County BOOK 7993 PAGE 167

Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments Dead Mortgage Other Other
 Deed of Trust Lease

2 Conveyance Type Check Box
 Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale(9)
Arms-Length(1) Arms-Length(2) Arms-Length(3)

3 Tax Exempt (If Applicable)
Recordation: _____
State Transfer: _____
County Transfer: _____

4 Consideration And Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$ 103,000.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$ 103,000.00	Transfer Tax Consideration	\$	
Balance of Existing Mortgage	\$	X () % =	\$	
Other:	\$	Less Exemption Amount -	\$	
Other:	\$	Total Transfer Tax =	\$	
Full Cash Value	\$	Recordation Tax Consideration	\$	
		X () per \$500 =	\$	
		TOTAL DUE	\$	

5 Fees	Amount of Fees		Agent:
	Recording Charge	\$ 20.00	
Surcharge	\$ 5.00	\$ 5.00	Tax Bill:
State Recordation Tax	\$ 1,030.00	\$ 0	C.B. Credit
State Transfer Tax	\$ 721.00	\$ 0	Ag. Tax/Other:
County Transfer Tax	\$ 515.00	\$ 0	
Other	\$ 0	\$ 0	
Total Fees	\$ 2,291.00	\$ 25.00	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var.LOG
2	261912612500	6182/111			(5)
Subdivision Name		Lot(3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
Pinny Grove		6			17/28
Location/Address of Property Being Conveyed (2)					
1361 Defense Highway, Gambrills, Maryland 21054					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:					

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
John R. Russell, Jr. Monica M. Russell	John I. Jelich
Doc. 1 - Owner(s) of Record, if different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
John I. Jelich	Barbara W. Clarke
New Owner's (Grantee) Mailing Address	
1361 Defense Highway, Gambrills, Maryland 21054	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	NATIONS BANK, N.A.

10 Contact/Mail Information

Instrument Submitted By or Contact Person	<input type="checkbox"/> Return to Contact Person
Name: Michele Lowe	<input type="checkbox"/> Hold for Pickup
Firm: Cooch & Bowers, P.A.	<input checked="" type="checkbox"/> Return Address Provided
Address: 1460 Ritchie Hwy., Suite 212 Arnold, Maryland 21012	
Phone: 410-974-1900	

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
Will the property being conveyed be the grantee's principal residence? Yes No
Does transfer include personal property? If yes, identify: _____
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Yes No

Assessment Use Only - Do Not Write Below This Line

Transfer Number: 7702	Date Received: 12/19/23	Deed Reference	Assigned Property No.
Year: 19	19	Geo.	Map
Land	Zoning	Grid	Sub
Building	Use	Parcel	Plat
Total	Town Cd.	Ex. St.	Section
			Occ.Cd.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 7993, p. 0167, MSA_CES9_8337, Date available 06/27/2005, Printed 09/20/2023.



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS December 15, 2021

P&Z STAFF J Jenkins, R Konowal, D Dyott & LRP Eric Kettering

APPLICANT/REPRESENTATIVE John Jelich/Tony Gorski EMAIL AGG@aggorski.com

SITE LOCATION 1361, 1365 and 1419 Defense Hwy LOT SIZE 2.45 ac, 2.61 ac, 2.66ac ZONING C1 and SB to C4

CA DESIGNATION n/a BMA _____ or BUFFER _____ APPLICATION TYPE Rezoning

The subject properties are currently zoned SB - Small Business District and C1-Local Commercial. The applicant seeks to rezone each of the three properties in their entirety to C4 - Highway Commercial District. The applicant claims the rezoning is justified due to change in the character of the neighborhood and that the properties have been identified as "commercial" in the GDP.

COMMENTS

Long Range Planning: See attached comments.

Zoning:

The site plans provided are inadequate for a rezoning package submittal. If the applicant wishes to pursue the rezoning applications, site plans drawn to scale with grid tick marks must be provided in accordance with #3 of the rezoning instructions page copied below. The applications cannot be accepted without proper site plans.

All administrative site plans must be drawn at an engineering scale no smaller than 1"=40' showing the entire property in question. Site plans on paper larger than 8.5" x 14" must be folded. Provide an electronic .pdf version for site plans larger than 11" x 17". The site plan shall also include a metes and bounds description and the bearings and distances related to the County coordinate system, and at least three grid ticks, Maryland State grid coordinate of the property proposed for rezoning. The site plan shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor registered to practice in the State of Maryland.

The applicant has provided little to no justification on how the proposals meet the test of change or mistake found in 18-16-303 of the Code. Regardless of the land use designation in the GDP, the applicant has the burden of proof to prove that there was a mistake in the zoning map or the character of the neighborhood has changed to such an extent that the zoning map should be changed. An individual piecemeal zoning reclassification is intended to correct mistakes and/or to account for significant and unanticipated change(s) since the last comprehensive zoning. The applicant contends that the rezonings are appropriate due to the changes in the character of the neighborhood. The applicant writes that at least one property in this neighborhood has recently been rezoned to C4 but has not specified the property nor could we locate same.

Notwithstanding the new GDP land use designation from SB-Small Business to Commercial, the specific implementing zoning (e.g. C1, C2, C3 or C4) should be determined by Council during the upcoming comprehensive zoning process, which is anticipated to begin in April 2024, rather than by the Administrative Hearing Officer at this time. Furthermore 18-2-103 (b) of the Code provides that the adoption of the GDP may not be construed to evidence or constitute a mistake in the zoning map then existing or a change in the character of any neighborhood.

The applicant has also failed to define the neighborhood for this application. Given that the proposed C4 zoning of these parcels would be surrounded by Open Space, Small Business and Residential Zoning and no other C4 zoning, it does not appear that the proposed zoning would be consistent or compatible with the surrounding zoning and land use. While the properties zoned SB allow residential uses, that zoning also allows those properties to be used commercially per the use chart found in 18-9-402 making the argument that the properties are hard to utilize for residential purposes irrelevant.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



M A R Y L A N D

Office of Planning and Zoning

Steve Kaiti-Ziegler, AICP
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Eric Ketterling, Senior Planner, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 13, 2021

Name of Project: Pre-file Application, 1361 Defense Highway
Location: 1361 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 3, Lot 8
Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from C1 to C4 for the property located at 1361 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1419 and 1365 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.45 acre site is currently zoned C1 and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the west, C1 to the north and east, and OS to the south. The surrounding areas are classified as Commercial to the north, east, and west, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was not changed and remained as Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.

Exhibit 1A - Rezoning Application - 1361 Defense Highway

Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024

Page 14 of 14 Exhibit 1a - 1361 Defense Hwy Rezoning Application

Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS December 15, 2021

P&Z STAFF J Jenkins, R Konowal, D Dyott & LRP Eric Kettering

APPLICANT/REPRESENTATIVE John Jelich/Tony Gorski EMAIL AGG@aggorski.com

SITE LOCATION 1361, 1365 and 1419 Defense Hwy LOT SIZE 2.45 ac, 2.61 ac, 2.66ac ZONING C1 and SB to C4

CA DESIGNATION n/a BMA _____ or BUFFER _____ APPLICATION TYPE Rezoning

The subject properties are currently zoned SB - Small Business District and C1-Local Commercial. The applicant seeks to rezone each of the three properties in their entirety to C4 - Highway Commercial District. The applicant claims the rezoning is justified due to change in the character of the neighborhood and that the properties have been identified as "commercial" in the GDP.

COMMENTS

Long Range Planning: See attached comments.

Zoning:

The site plans provided are inadequate for a rezoning package submittal. If the applicant wishes to pursue the rezoning applications, site plans drawn to scale with grid tick marks must be provided in accordance with #3 of the rezoning instructions page copied below. The applications cannot be accepted without proper site plans.

All administrative site plans must be drawn at an engineering scale no smaller than 1"=40' showing the entire property in question. Site plans on paper larger than 8.5" x 14" must be folded. Provide an electronic .pdf version for site plans larger than 11" x 17". The site plan shall also include a metes and bounds description and the bearings and distances related to the County coordinate system, and at least three grid ticks, Maryland State grid coordinate of the property proposed for rezoning. The site plan shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor registered to practice in the State of Maryland.

The applicant has provided little to no justification on how the proposals meet the test of change or mistake found in 18-16-303 of the Code. Regardless of the land use designation in the GDP, the applicant has the burden of proof to prove that there was a mistake in the zoning map or the character of the neighborhood has changed to such an extent that the zoning map should be changed. An individual piecemeal zoning reclassification is intended to correct mistakes and/or to account for significant and unanticipated change(s) since the last comprehensive zoning. The applicant contends that the rezonings are appropriate due to the changes in the character of the neighborhood. The applicant writes that at least one property in this neighborhood has recently been rezoned to C4 but has not specified the property nor could we locate same.

Exhibit 1B - Rezoning Application - 1365 Defense Highway
Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024

Rev 12/22/2016
Page 1 of 14

Notwithstanding the new GDP land use designation from SB-Small Business to Commercial, the specific implementing zoning (e.g. C1, C2, C3 or C4) should be determined by Council during the upcoming comprehensive zoning process, which is anticipated to begin in April 2024, rather than by the Administrative Hearing Officer at this time. Furthermore 18-2-103 (b) of the Code provides that the adoption of the GDP may not be construed to evidence or constitute a mistake in the zoning map then existing or a change in the character of any neighborhood.

The applicant has also failed to define the neighborhood for this application. Given that the proposed C4 zoning of these parcels would be surrounded by Open Space, Small Business and Residential Zoning and no other C4 zoning, it does not appear that the proposed zoning would be consistent or compatible with the surrounding zoning and land use. While the properties zoned SB allow residential uses, that zoning also allows those properties to be used commercially per the use chart found in 18-9-402 making the argument that the properties are hard to utilize for residential purposes irrelevant.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



**ANNE
ARUNDEL
COUNTY**

M A R Y L A N D

Office of Planning and Zoning

Steve Kaii-Ziegler, AICP

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division
FROM: Eric Ketterling, Senior Planner, Long Range Planning
THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning
SUBJECT: Long Range Planning Comments
DATE: December 13, 2021

Name of Project: Pre-file Application, 1361 Defense Highway
Location: 1361 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 3, Lot 8
Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from C1 to C4 for the property located at 1361 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1419 and 1365 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.45 acre site is currently zoned C1 and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the west, C1 to the north and east, and OS to the south. The surrounding areas are classified as Commercial to the north, east, and west, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was not changed and remained as Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.



M A R Y L A N D

Office of Planning and Zoning

Steve Kai-Ziegler, AICP

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Eric Ketterling, Senior Planner, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 13, 2021

Name of Project: Pre-file Application, 1361 Defense Highway

Location: 1365 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 3, Lot 7

Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from SB to C4 for the property located at 1365 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1419 and 1361 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.45 acre site is currently zoned SB and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the west, R5 and C1 to the north, C1 to the east, and OS to the south. The surrounding areas are classified as Residential Low-Medium Density and Commercial to the north, Commercial to the east, and west, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

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M A R Y L A N D

Office of Planning and Zoning

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Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Eric Ketterling, Senior Planner, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 13, 2021

Name of Project: Pre-file Application, 1419 Defense Highway

Location: 1419 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 33

Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from SB to C4 for the property located at 1419 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1361 and 1365 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.66 acre site is currently zoned SB and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the east and west, R5 to the north, and OS to the south. The surrounding areas are classified as Commercial to the east and west, Residential Low-Medium Density to the north, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

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For Office Use Only

CASE # _____
FEE PAID _____
DATE _____



For Office Use Only

ZONE _____
CRITICAL AREA: IDA ___ LDA ___ RCA ___
BMA: Yes ___ No ___
NO. OF SIGNS _____

REZONING APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): John I. Jelich, landowner
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 1365 Defense Highway, Crofton, MD

Property Location: 150+/- feet of frontage on the (S) side of Defense Highway ;
(Enter Street Name)
700 feet (W) of (Nearest intersecting street) Davidsonville Road .
(Enter Street Name)

12-digit Tax Account Number 261912618400 Tax District (2) **Council District** (7)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 08228/ 00748

Zoning District SB Lot Number 7 Tax Map 43 Block/Grid 19 Parcel 3

Area 2.61+/- (Acres) Subdivision Name n/a

Proposed Rezoning From: SB To: C-4

Description of Proposed Rezoning Requested (Brief, detail fully in letter of explanation)
Rezone Parcel 3, lot 8 from SB to C-4 to reflect changes that have occurred and are ongoing in the neighborhood pursuant to § 18-16-303(b).

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature _____ Owner's Signature _____

Print Name John I. Jelich Print Name -same-

Mailing Address 1315 Defense Highway Mailing Address -same-

City, State, Zip Gambrills, MD 21054 City, State, Zip -same-

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone _____ Cell Phone _____

Email Address _____ Email Address _____

***** Below For Office Use Only *****

Application accepted by Anne Arundel County Office of Planning and Zoning: _____
Initials _____ Date _____

Zoning reclassification _____

AFTER RECORDATION
RETURN TO
John F. Jelich
1365 Defense Highway
Cambrills, MD 21054-1903

THIS DEED

MADE this 10th day of SEPTEMBER 1997, by and between JOHN R. RUSSELL, and MONICA M. RUSSELL, his wife, parties of the first part, GRANTORS; and JOHN IVAN JELICH, party of the second part, GRANTEE.

WITNESSETH

THAT in consideration of the sum of ONE HUNDRED THOUSAND and NO/100 (\$ 100,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey unto JOHN IVAN JELICH, as sole individual, his heirs, personal representatives and assigns, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in Anne Arundel County, State of Maryland, as follows:

BEING KNOWN AND DESIGNATED as All that lot, piece or parcel of ground situate, lying and being in the Second Election District of Anne Arundel County, Maryland, containing 2.61 acres, more or less, and designated as Lot No. Seven (7), Plat "A", "PINEY GROVE", made by J. Revell Carr in March 1936, said plat being filed among the Plat Records of Anne Arundel County in Cabinet No. 2, Rod E-1, Plat 14, now filed in Plat Book No. 17, folio 28.

BEING the same property conveyed to John R. Russell and Monica M. Russell by Deed dated February 25, 1983, from John H. Wist and Gladys R. Wist and recorded among the Land Records of Anne Arundel County in Liber 456.

IMP F) SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	700.00
TR TAX COUNTY	1000.00
TR TAX STATE	500.00
TOTAL	2,225.00
Rest Amt	\$ 7300
RPO KB	\$ 849
Jan 07, 1998	02:04 PM

By the execution of this Deed, the parties of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is as hereinbefore set forth.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
For Anne Arundel County

ACCT: 2619-1261-8400
ALL LIENS ARE PAID AS
OF 1-15-98
BY: *[Signature]*
ANNE ARUNDEL COUNTY

Duany 1-1-98

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 8228, p. 0748, MSA_CE59_8572. Date available 06/18/2005. Printed 09/20/2023.

Exhibit 1B - Rezoning Applications - Defense Highway
Cases 2023-0162-R, 0163-R, 0164-R - Jelich Rezoning

TO HAVE AND TO HOLD the said described lot of ground and premises to the said JOHN IVAN JELICH, as sole individual his heirs, personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenants that t hey have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said GRANTORS.

WITNESS: *[Signature]*

[Signature] (SEAL)
JOHN R. RUSSELL

[Signature] (SEAL)
MONICA M. RUSSELL

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, that on this 10 day of SEPTEMBER, 1997, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN R. RUSSELL and MONICA M. RUSSELL, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]

Notary Public

My commission expires: **BONITA H. UTHUS**
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 20, 1999

This instrument has been prepared by Don C. Uthus, a Maryland attorney, under such attorney's supervision, ~~by one of the parties in this document.~~

[Signature]
Don C. Uthus, Esquire

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 8228, p. 0749, MSA_CE59_8572. Date available 06/18/2005. Printed 09/20/2023.

State of Maryland Land Instrument Intake Sheet
 Baltimore City & County: Anne Arundel
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
 (Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments
 Deed Mortgage Other Other
 Deed of Trust Lease

2 Conveyance Type Check Box
 Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable)
 Recordation
 State Transfer
 County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
		Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 100,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$	X () % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
		Recordation Tax Consideration	\$
Other:	\$	X () per \$500 =	\$
Full Cash Value	\$ 100,000.00	TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$ 20.00	
Surcharge	\$ 5.00	\$ 5.00	Tax Bill:
State Recordation Tax	\$ 700.00		C.B. Credit:
State Transfer Tax	\$ 500.00		Ag. Tax/Other:
County Transfer Tax	\$ 1,000.00		
Other	\$		
Other	\$		

6 Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
2	261912618400	3562/456			<input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
Piney Grove		7			Book 17/28
Location/Address of Property Being Conveyed (2)					SqFt/Acreage (4)
1365 Defense Hwy, Cambriells, MD 21054					2.61 Acres
Other Property Identifiers (if applicable)					Water Meter Account No.

Residential or Non-Residential Fee Simple or Ground Rent Amount: _____
 Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: 2.61 acres

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
John R. Russell / Monica M. Russell	John Ivan Jelich
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
John Ivan Jelich	John R. Russell / Monica M. Russell
New Owner's (Grantee) Mailing Address	
1365 Defense Hwy, Cambriells, MD 21054	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person	<input checked="" type="checkbox"/> Return to Contact Person
Name: Bonita Uthrus	<input type="checkbox"/> Hold for Pickup
Firm: Clear Title Co., Inc.	<input type="checkbox"/> Return Address Provided
Address: 1612 West St, Annapolis, MD 21401 Phone: (410) 280-2216	

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
 Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify: _____
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Other	Part	Trans. Process Verification
Transfer Number: 133	Date Received: 1-1-98	Deed Reference:	Assigned Property No.:	
Year: 19	Year: 19	Geo. Map	Sub Block	
Land	Zoning	Grid	Plat Lot	
Buildings	Use	Parcel	Section	Occ. Cd.
Total	Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:
 133 261912618400

ANNE ARUNDEL COUNTY CLERK'S OFFICE (Land Records) RP D 8228, p. 0750, MSA, CE59_8572. Date available 06/18/2005. Printed 09/20/2023.

Landowners within 300' of 1361 & 1365 Defense Highway, Crofton, MD

Owner	Address	Tax Acct Number
1375 DEFENSE HIGHWAY LLC	1379 DEFENSE HWY, GAMBRILLS, MD 21054	261990252225
1375 DEFENSE HIGHWAY LLC	1375 DEFENSE HWY, GAMBRILLS, MD 21054	261912612515
ALDRIDGE ET AL, RENO C.	1341-1349 DEFENSE HWY, GAMBRILLS, MD 21054	261907204400
ALDRIDGE, ELEANOR	1340 DEFENSE HWY, GAMBRILLS, MD 21054	212000102200
ALDRIDGE, RENO C.	2358 DAVIDSONVILLE RD, GAMBRILLS, MD 21054	261907209500
CH- ST PAULS EVANGELICAL LUTH CH	1370 DEFENSE HWY, GAMBRILLS, MD 21054	212002466030
CROFTON MANOR HOMEOWNERS ASSOC INC	OPEN SPACE, CROFTON, MD 21114	221690210648
GAULDEN, ROBERT A.	2012 DALEWOOD CT, CROFTON, MD 21114	221690210697
HARTLINE, CHRISTOPHER	2009 DALEWOOD CT, CROFTON, MD 21114	221690210702
HERFORD, JAY T.	2014 DALEWOOD CT, CROFTON, MD 21114	221690210698
HILL, EDWARD J.	1371 DEFENSE HWY, GAMBRILLS, MD 21054	261902088420
HINTON, JOSEPH P.	2011 DALEWOOD CT, CROFTON, MD 21114	221690210701
HUNTER, MATTHEW P.	1377 DEFENSE HWY, GAMBRILLS, MD 21054	261990252224
JETHVA, HIRENKUMAR T.	1434 THORNBURY CT, CROFTON, MD 21114	221690210707
KISSER, EDW	DEFENSE HWY, GAMBRILLS, MD 21054	212007201600
KISSER, EDWARD	1350 DEFENSE HWY, GAMBRILLS, MD 21054	200007200200
MACASTENA, LABINOT	2013 DALEWOOD CT, CROFTON, MD 21114	221690210700
MCCOY, SUSANA M. TRUSTEE	1436 THORNBURY CT, CROFTON, MD 21114	221690210706
MORALES-GARCIA, ZAIDY	1440 THORNBURY CT, CROFTON, MD 21114	221690210704
RAIMOND, WILLIAM B.	2354 DAVIDSONVILLE RD, GAMBRILLS, MD 21054	261907209400
RELIABLE ROOFER INC.	1378 DEFENSE HWY, GAMBRILLS, MD 21054	212001588050
SIBANOV, DMITRI	1430 THORNBURY CT, CROFTON, MD 21114	221690210709
SOUZA, BRIAN D.	1438 THORNBURY CT, CROFTON, MD 21114	221690210705
TAYLOR, DORIAN RODELLE	2015 DALEWOOD CT, CROFTON, MD 21114	221690210699
TCHOKOUANI, CLAUDIA M.	1432 THORNBURY CT, CROFTON, MD 21114	221690210708
W&A INVESTMENTS, LLC	1357 DEFENSE HWY, GAMBRILLS, MD 21054	261912612600



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS December 15, 2021

P&Z STAFF J Jenkins, R Konowal, D Dyott & LRP Eric Kettering

APPLICANT/REPRESENTATIVE John Jelich/Tony Gorski EMAIL AGG@aggorski.com

SITE LOCATION 1361, 1365 and 1419 Defense Hwy LOT SIZE 2.45 ac, 2.61 ac, 2.66ac ZONING C1 and SB to C4

CA DESIGNATION n/a BMA _____ or BUFFER _____ APPLICATION TYPE Rezoning

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**ANNE
ARUNDEL
COUNTY**

M A R Y L A N D

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Steve Kaii-Ziegler, AICP

Planning and Zoning Officer

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Summary:

The applicant is seeking a zoning change from SB to C4 for the property located at 1365 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1419 and 1361 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.45 acre site is currently zoned SB and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the west, R5 and C1 to the north, C1 to the east, and OS to the south. The surrounding areas are classified as Residential Low-Medium Density and Commercial to the north, Commercial to the east, and west, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was changed from Small Business to Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS December 15, 2021

P&Z STAFF J Jenkins, R Konowal, D Dyott & LRP Eric Kettering

APPLICANT/REPRESENTATIVE John Jelich/Tony Gorski EMAIL AGG@aggorski.com

SITE LOCATION 1361, 1365 and 1419 Defense Hwy LOT SIZE 2.45 ac, 2.61 ac, 2.66ac ZONING C1 and SB to C4

CA DESIGNATION n/a BMA _____ or BUFFER _____ APPLICATION TYPE Rezoning

The subject properties are currently zoned SB - Small Business District and C1-Local Commercial. The applicant seeks to rezone each of the three properties in their entirety to C4 - Highway Commercial District. The applicant claims the rezoning is justified due to change in the character of the neighborhood and that the properties have been identified as "commercial" in the GDP.

COMMENTS

Long Range Planning: See attached comments.

Zoning:

The site plans provided are inadequate for a rezoning package submittal. If the applicant wishes to pursue the rezoning applications, site plans drawn to scale with grid tick marks must be provided in accordance with #3 of the rezoning instructions page copied below. The applications cannot be accepted without proper site plans.

All administrative site plans must be drawn at an engineering scale no smaller than 1"=40' showing the entire property in question. Site plans on paper larger than 8.5" x 14" must be folded. Provide an electronic .pdf version for site plans larger than 11" x 17". The site plan shall also include a metes and bounds description and the bearings and distances related to the County coordinate system, and at least three grid ticks, Maryland State grid coordinate of the property proposed for rezoning. The site plan shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor registered to practice in the State of Maryland.

The applicant has provided little to no justification on how the proposals meet the test of change or mistake found in 18-16-303 of the Code. Regardless of the land use designation in the GDP, the applicant has the burden of proof to prove that there was a mistake in the zoning map or the character of the neighborhood has changed to such an extent that the zoning map should be changed. An individual piecemeal zoning reclassification is intended to correct mistakes and/or to account for significant and unanticipated change(s) since the last comprehensive zoning. The applicant contends that the rezonings are appropriate due to the changes in the character of the neighborhood. The applicant writes that at least one property in this neighborhood has recently been rezoned to C4 but has not specified the property nor could we locate same.

Exhibit 1C - Rezoning Application - 1419 Defense Highway
Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024

Rev 12/22/2016

Page 1 of 19

Notwithstanding the new GDP land use designation from SB-Small Business to Commercial, the specific implementing zoning (e.g. C1, C2, C3 or C4) should be determined by Council during the upcoming comprehensive zoning process, which is anticipated to begin in April 2024, rather than by the Administrative Hearing Officer at this time. Furthermore 18-2-103 (b) of the Code provides that the adoption of the GDP may not be construed to evidence or constitute a mistake in the zoning map then existing or a change in the character of any neighborhood.

The applicant has also failed to define the neighborhood for this application. Given that the proposed C4 zoning of these parcels would be surrounded by Open Space, Small Business and Residential Zoning and no other C4 zoning, it does not appear that the proposed zoning would be consistent or compatible with the surrounding zoning and land use. While the properties zoned SB allow residential uses, that zoning also allows those properties to be used commercially per the use chart found in 18-9-402 making the argument that the properties are hard to utilize for residential purposes irrelevant.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



M A R Y L A N D

Office of Planning and Zoning

Steve Kaii-Ziegler, AICP

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Eric Ketterling, Senior Planner, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 13, 2021

Name of Project: Pre-file Application, 1361 Defense Highway

Location: 1361 Defense Highway, Crofton

Tax Map 43, Grid 19, Parcel 3, Lot 8

Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from C1 to C4 for the property located at 1361 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1419 and 1365 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.45 acre site is currently zoned C1 and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the west, C1 to the north and east, and OS to the south. The surrounding areas are classified as Commercial to the north, east, and west, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was not changed and remained as Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.

Exhibit IC - Rezoning Application - 1419 Defense Highway
Cases 2023-0162-R, 0163-R & 0164-R - Jelen Rezoning - 1/30/2024
www.aaparty.org



**ANNE
ARUNDEL
COUNTY**

M A R Y L A N D

Office of Planning and Zoning

Steve Kaii-Ziegler, AICP

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division
FROM: Eric Ketterling, Senior Planner, Long Range Planning
THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning
SUBJECT: Long Range Planning Comments
DATE: December 13, 2021

Name of Project: Pre-file Application, 1361 Defense Highway
Location: 1365 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 3, Lot 7
Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from SB to C4 for the property located at 1365 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1419 and 1361 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.45 acre site is currently zoned SB and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the west, R5 and C1 to the north, C1 to the east, and OS to the south. The surrounding areas are classified as Residential Low-Medium Density and Commercial to the north, Commercial to the east, and west, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

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Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was changed from Small Business to Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.



M A R Y L A N D

Office of Planning and Zoning

Steve Kaii-Ziegler, AICP

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Eric Ketterling, Senior Planner, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 13, 2021

Name of Project: Pre-file Application, 1419 Defense Highway

Location: 1419 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 33

Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from SB to C4 for the property located at 1419 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1361 and 1365 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.66 acre site is currently zoned SB and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the east and west, R5 to the north, and OS to the south. The surrounding areas are classified as Commercial to the east and west, Residential Low-Medium Density to the north, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was changed from Small Business to Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton 290 Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.

For Office Use Only

CASE # _____
FEE PAID _____
DATE _____



For Office Use Only

ZONE _____
CRITICAL AREA: IDA ___ LDA ___ RCA ___
BMA: Yes ___ No ___
NO. OF SIGNS _____

REZONING APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): John I. Jelich, landowner
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 1419 Defense Highway, Crofton, MD

Property Location: 150+/- feet of frontage on the (S) side of Defense Highway ;
(Enter Street Name)
2,000 feet (W) of (Nearest intersecting street) Davidsonville Road
(Enter Street Name)

12-digit Tax Account Number 200008847100 Tax District (2) Council District (7)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 26635/00181

Zoning District SB Lot Number n/a Tax Map 43 Block/Grid 19 Parcel 33

Area 2.66+/- (Acres) Subdivision Name n/a

Proposed Rezoning From: SB To: C-4

Description of Proposed Rezoning Requested (Brief, detail fully in letter of explanation)

Rezone Parcel 33 from SB to C-4 to reflect changes that have occurred and are ongoing in the neighborhood pursuant to § 18-16-303(b).

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature _____ Owner's Signature _____

Print Name John I. Jelich Print Name -same-

Mailing Address 1315 Defense Highway Mailing Address -same-

City, State, Zip Gambrills, MD 21054 City, State, Zip -same-

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone _____ Cell Phone _____

Email Address _____ Email Address _____

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: _____
Initials Date

Zoning reclassification _____

BK 26635 PG 181

TAX ID#02-000-8847100

LR - Deed (with Taxes) 20.00
Recording Fee 20.00
Grantor/Grantee Name:
O'HARAN
Reference/Control #:
LR - Deed (with Taxes)

DEED

THIS DEED, Made this 12th day of September, 2013, by and

between George O'Haran, III, Maria M. Dove, Rebecca E. Weber and Roland R. O'Haran, Grantors, parties of the first part, and John I. Jelich, Grantee, party of the second part,

40.00
LR - Additional Recording Fee - linked 0.00
2,000.00
SubTotal: 2,060.00
Total: 2,060.00

WITNESSETH, That for and in consideration of the sum of Four Hundred Thousand (\$400,000.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant, convey and assign to the said Grantee, John I. Jelich, his personal representatives, heirs and assigns, in fee simple, forever, all that property located in the Second Assessment District of Anne Arundel County, Maryland, described as follows:

BEGINNING at an iron pipe set on the south side of Defense Highway, said pipe being located where the South 56 degrees 04 minutes East line of the conveyance from John Gerstner to South River Farms, Inc. recorded among the Land Records of Anne Arundel County in Liber FAM 138, folio 596, intersects the south side of the Defense Highway, and running thence with the side of Defense Highway, South 82 Degrees 49 minutes East 150 east to a pipe, thence South 07 degrees 11 minutes West 775 feet, thence North 82 degrees 49 minutes West 150 feet, thence North 07 degrees 11 minutes East 775 feet to the place of beginning, containing 2.66 acres.

BEING the same property acquired by the Grantors, George O'Haran, III, Maria M. Dove, Rebecca E. Weber and Roland R. O'Haran, by Deed dated March 13, 2011 and recorded among the Land Records of Anne Arundel County Maryland in Liber 23302, folio 486.

TOGETHER WITH the buildings and improvements thereupon erected made or being, and all and every the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining thereto unto and to the proper use and benefit of the said party of the second part, his heirs, personal representatives and assigns, in fee

#2004196-1
#2004196 CC0501 - Anne
Register DE 14

2013 SEP 13 10:34 AM C 0002 R 0002
Date available 09/20/13. Printed 09/20/2013
Val #: 0002-091962 \$2,800.00
Deed - Recordation Tax
Instrument Type: Deed

RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY

SEMI-ANNUAL PAYMENTS

Exhibit 166 - Rezoning Application - 1419 Defense Highway
ALL FEES ARE PAID AS OF 7/13/13 A.A. COUNTY.
Case # 163-R & 164-R - Jelich Rezoning - 1/30/2024
Page 8 of 18

09/13/13 10:34 AM C 0002 R 0002
141 # 0002-091962 \$4,999.00
County Transfer Tax

simple.

AND the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the Grantors.

WITNESS:

[Signature] [Signature] (SEAL)
George O'Haran, III

WITNESS:

[Signature] [Signature] (SEAL)
Maria M. Dove

WITNESS:

[Signature] [Signature] (SEAL)
Rebecca E. Weber

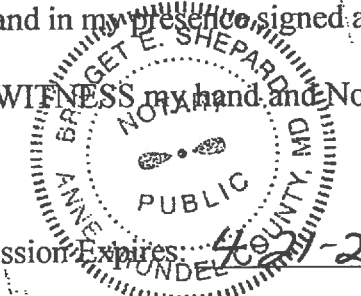
WITNESS:

[Signature] [Signature] (SEAL)
Roland R. O'Haran

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 12th day of September, 2013, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared George O'Haran, III, Maria M. Dove, Rebecca E. Weber and Roland R. O'Haran, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence, signed and sealed the same.

AS WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

My Commission Expires: 4/21-2015

BK 26635 PG 183

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney at law.



Carl J. Tenner, Attorney

AFTER RECORDING, PLEASE RETURN TO:
CARL J. TENNER, ESQUIRE
150 SOUTH STREET, Suite 206
ANNAPOLIS, MARYLAND 21401
(410) 269-6720
cj1/deeds/Jelich.Deed


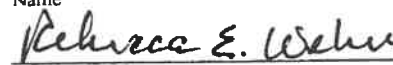
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	Rebecca E. Weber

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness 	Rebecca E. Weber Name  Signature
3b. Entity Transferors	
Witness/Attest _____	Name of Entity _____ By _____ Name _____ Title _____


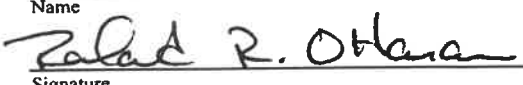
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Affidavit of Residence or Principal Residence**

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1. Transferor Information	
Name of Transferor Roland R. O'Haran	

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
 Witness	Roland R. O'Haran Name  Signature

3b. Entity Transferors	
Witness/Attest _____	Name of Entity _____ By _____ Name _____ Title _____

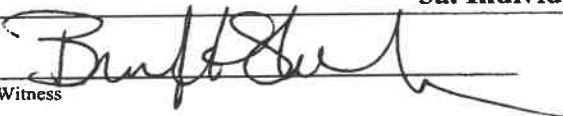
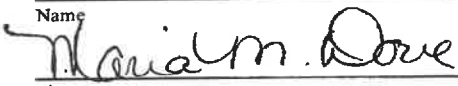
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Affidavit of Residence or Principal Residence**

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1. Transferor Information	
Name of Transferor Maria M. Dove	

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
 Witness	Maria M. Dove Name  Signature
3b. Entity Transferors	
Witness/Attest	Name of Entity
	By
	Name
	Title

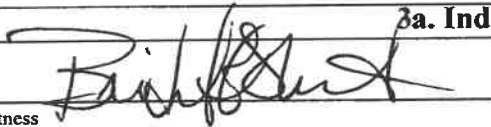
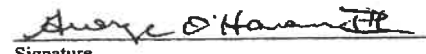
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

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1. Transferor Information	
Name of Transferor	George O'Haran, III

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	 _____ Name
	George O'Haran, III _____ Name  _____ Signature
3b. Entity Transferors	
Witness/Attest	_____ Name of Entity By _____ Name _____ Title _____

Landowners within 300' of 1419 Defense Highway, Crofton, MD.

Owner	Address	Tax Acct Number
HUDSON, THOMAS B.	2301 NANCARLES DR, GAMBRILLS, 21054	254690046554
ANGELI ORLANDO H ETAL TRUSTEE	1395 DEFENSE HWY, GAMBRILLS, 21054	261904184600
ASHRAFZADEH, ABOLHASSAN	1425 DEFENSE HWY, GAMBRILLS, 21054	200012398403
ASHRAFZADEH, SAEED TRUSTEE	1423 DEFENSE HWY, GAMBRILLS, 21054	200090230377
BAKER, CLINT	2309 NANCARLES DR, GAMBRILLS, 21054	254690046556
BEDESSEM, EDWARD N.	1686 BARRISTER CT, CROFTON, 21114	275290009377
CARPENTER, RUSSELL T.	1701 MAYFAIR PL, CROFTON, 21114	234290080451
CORE VALUE PROPERTY MANAGEMENT, LLC	1432 DEFENSE HWY, GAMBRILLS, 21054	263509442950
DEFENSE HIGHWAY MEDICAL ARTS, LLC	1438 DEFENSE HWY, GAMBRILLS, 21054	263504268400
DIGBY, MARK	1794 STONEGATE AVE, CROFTON, 21114	275290009364
FLURY, DIANNE A. TRUSTEE	ACRES 1392 DEFENSE HWY, GAMBRILLS, 21054	212003036600
FREY, PAUL R. TRUSTEE	1689 BARRISTER CT, CROFTON, 21114	275290009375
GARCIA, WENCESLAO	1391 DEFENSE HWY, GAMBRILLS, 21054	261901688600
GLASS JR., WOODROW W. TRUSTEE	1702 MAYFAIR PL, CROFTON, 21114	234290080452
GREENLEE, WILLIAM R.	1693 BARRISTER CT, CROFTON, 21114	275290009373
GREENS OF CROFTON	PT REC AREA #3, CROFTON, 21114	234290063646
HARRINGTON, MARCUS	2305 NANCARLES DR, GAMBRILLS, 21054	254690046555
HAYDEN, JOHN R.	1794 CAMERON CT, CROFTON, 21114	275290009371
HEIM, ROBERT L.	1697 BARRISTER CT, CROFTON, 21114	275290009367
HODGKIN, JOHN B.	1691 BARRISTER CT, CROFTON, 21114	275290009374
KNUDSEN, BRADLEY A.	1796 STONEGATE AVE, CROFTON, 21114	275290009365
KOZY, BRIAN M.	2313 NANCARLES DR, GAMBRILLS, 21054	254690046557
LINDGREN, LAURI KRULIS	1703 MAYFAIR PL, CROFTON, 21114	234290080450
NICHOLSON, DEBORAH H.	1688 BARRISTER CT, CROFTON, 21114	275290009378
OSUNA, SAMUEL	1796 CAMERON CT, CROFTON, 21114	275290009372
PALUS, THOMAS R.	1793 CAMERON CT, CROFTON, 21114	275290009369
PLANNING AND ZONING OFFICER TRUSTEE	RECREATION AREA, CROFTON, 21114	275200214042
POSEY, WILLIAM	1792 STONEGATE AVE, CROFTON, 21114	275290009363
REESE, JOSEPH W.	1403 DEFENSE HWY, GAMBRILLS, 21054	261909654400
ROBB, PAUL W.	1795 CAMERON CT, CROFTON, 21114	275290009368
SEBRENY, PERRY A.	1684 BARRISTER CT, CROFTON, 21114	275290009376
SMITH, JUSTIN	1791 CAMERON CT, CROFTON, 21114	275290009370
VARNER-MASLAR FAMILY TRUST	1413 DEFENSE HWY, GAMBRILLS, 21054	200006860000
WALDMAN, ROBERT	1699 MAYFAIR PL, CROFTON, 21114	212005089500
WISE, JAMES H. TRUSTEE	1798 STONEGATE AVE, CROFTON, 21114	275290009366
ZARCHIN, KAITLIN T.	1690 BARRISTER CT, CROFTON, 21114	275290009379
ZIMMER, JUSTIN P.	1705 MAYFAIR PL, CROFTON, 21114	234290080449



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS December 15, 2021

P&Z STAFF J Jenkins, R Konowal, D Dyott & LRP Eric Kettering

APPLICANT/REPRESENTATIVE John Jelich/Tony Gorski EMAIL AGG@aggorski.com

SITE LOCATION 1361, 1365 and 1419 Defense Hwy LOT SIZE 2.45 ac, 2.61 ac, 2.66ac ZONING C1 and SB to C4

CA DESIGNATION n/a BMA _____ or BUFFER _____ APPLICATION TYPE Rezoning

The subject properties are currently zoned SB - Small Business District and C1-Local Commercial. The applicant seeks to rezone each of the three properties in their entirety to C4 - Highway Commercial District. The applicant claims the rezoning is justified due to change in the character of the neighborhood and that the properties have been identified as "commercial" in the GDP.

COMMENTS

Long Range Planning: See attached comments.

Zoning:

The site plans provided are inadequate for a rezoning package submittal. If the applicant wishes to pursue the rezoning applications, site plans drawn to scale with grid tick marks must be provided in accordance with #3 of the rezoning instructions page copied below. The applications cannot be accepted without proper site plans.

All administrative site plans must be drawn at an engineering scale no smaller than 1"=40' showing the entire property in question. Site plans on paper larger than 8.5" x 14" must be folded. Provide an electronic .pdf version for site plans larger than 11" x 17". The site plan shall also include a metes and bounds description and the bearings and distances related to the County coordinate system, and at least three grid ticks, Maryland State grid coordinate of the property proposed for rezoning. The site plan shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor registered to practice in the State of Maryland.

The applicant has provided little to no justification on how the proposals meet the test of change or mistake found in 18-16-303 of the Code. Regardless of the land use designation in the GDP, the applicant has the burden of proof to prove that there was a mistake in the zoning map or the character of the neighborhood has changed to such an extent that the zoning map should be changed. An individual piecemeal zoning reclassification is intended to correct mistakes and/or to account for significant and unanticipated change(s) since the last comprehensive zoning. The applicant contends that the rezonings are appropriate due to the changes in the character of the neighborhood. The applicant writes that at least one property in this neighborhood has recently been rezoned to C4 but has not specified the property nor could we locate same.

Notwithstanding the new GDP land use designation from SB-Small Business to Commercial, the specific implementing zoning (e.g. C1, C2, C3 or C4) should be determined by Council during the upcoming comprehensive zoning process, which is anticipated to begin in April 2024, rather than by the Administrative Hearing Officer at this time. Furthermore 18-2-103 (b) of the Code provides that the adoption of the GDP may not be construed to evidence or constitute a mistake in the zoning map then existing or a change in the character of any neighborhood.

The applicant has also failed to define the neighborhood for this application. Given that the proposed C4 zoning of these parcels would be surrounded by Open Space, Small Business and Residential Zoning and no other C4 zoning, it does not appear that the proposed zoning would be consistent or compatible with the surrounding zoning and land use. While the properties zoned SB allow residential uses, that zoning also allows those properties to be used commercially per the use chart found in 18-9-402 making the argument that the properties are hard to utilize for residential purposes irrelevant.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



M A R Y L A N D

Office of Planning and Zoning

Steve Kati-Ziegler, AICP

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Eric Ketterling, Senior Planner, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: December 13, 2021

Name of Project: Pre-file Application, 1419 Defense Highway

Location: 1419 Defense Highway, Crofton
Tax Map 43, Grid 19, Parcel 33

Region Planning Area: 8

Summary:

The applicant is seeking a zoning change from SB to C4 for the property located at 1419 Defense Highway. The applicant has also submitted rezoning applications for properties located at 1361 and 1365 Defense Highway. Each of these applications propose a zone change to C4 as well.

The approximate 2.66 acre site is currently zoned SB and is classified as Commercial on the Plan2040 General Development Plan Land Use Map. The surrounding properties are zoned SB to the east and west, R5 to the north, and OS to the south. The surrounding areas are classified as Commercial to the east and west, Residential Low-Medium Density to the north, and Parks and Open Space to the south on the Plan2040 GDP Land Use Map.

The site and its surrounding area are within the Rural and Agricultural Policy Area. The subject site is within the Priority Funding Area. This proposal is within Region Planning Area 8. The Region Plan process for Region 8 is anticipated to begin in April, 2024 and will include comprehensive rezoning.

Findings:

Plan2040 General Development Plan: The Planned Land Use for the site was changed from Small Business to Commercial with the adoption of Plan2040. The rezoning application is consistent with the overall goals and policies of Plan2040.

2017 Water and Sewer Master Plan: The site is within the Planned sewer category within the Patuxent Service area and the Planned Service water category in the Crofton 290 Water Pressure Zone. The proposed zoning is consistent with the 2017 Water and Sewer Master Plan.

AFFIDAVIT OF JOHN I. JELICH

I, John I. Jelich, am over eighteen (18) years of age and competent to testify to the facts contained herein:

1. I reside at 1315 Defense Highway, Gambrills, MD 21054 and have lived at this address for over 40 years.

2. I am the owner of the following parcels of land in Gambrills, Anne Arundel County, Maryland (the "Parcels"):

- i. 1361 Defense Highway (Map 43, Parcel 3, Lot 8)
- ii. 1365 Defense Highway (Map 43, Parcel 3, Lot 7)
- iii. 1419 Defense Highway (Map 43, Parcel 33)

3. Pursuant to Anne Arundel County Code § 18-16-203, I posted each of the Parcels with Rezoning Application/Hearing Notice Signs provided by Anne Arundel County on or before 12/9/2023 (more than 30 days before the hearing schedules for 1/30/2024).

4. Each sign was posted within 10' of the property boundary facing Defense Highway.

5. The signs are still posted on each Parcel.

6. A photograph of each sign, as posted, is attached to this Affidavit.

I hereby certify under the penalties of perjury that the content of the foregoing is true and accurate based upon my personal knowledge, information and belief.

John I. Jelich

Date: _____

1/30/2024

Exhibit 2
Affidavit + photos of posted Notice Signs
Cases 2023-0162-R, 0163-R & 0164-R
Jelich Rezoning - 1/30/2024
Page 1 of 4



1361 Defense Highway

Exhibit 2

Affidavit + photos of posted Notice Signs

Cases 2023-0162-R, 0163-R & 0164-R

Jelich Rezoning - 1/30/2024

Page 2 of 4



Exhibit 2
Affidavit + photos of posted Notice Signs
Cases 2023-0162-R, 0163-R & 0164-R
Jelich Rezoning - 1/30/2024 Page 3 of 4

1365 Defense Highway



1419 Defense Highway

Exhibit 2
Affidavit + photos of posted Notice Signs
Cases 2023-0162-R, 0163-R & 0164-R
Jelich Rezoning - 1/30/2024
Page 4 of 4

Philip R. Hager
7034 Harbour Village Court
Annapolis, MD 21403
443/794-1092

Employment History

***Hager Land Use Consulting
Principal***

Annapolis, MD
April 2023 - Present

Provide Land Use, Natural Resources, Planning and Zoning guidance to clients throughout the State of Maryland. Support clients seeking regulatory compliance and permit assistance working with local and state agencies including MDE, DNR, and MDP.

***Commercial Real Estate Broker
Hyatt Commercial***

Annapolis, MD
April 2023 - Present

***Maryland Department of Natural Resources
Assistant Secretary***

Annapolis, MD
February 2020 – April 2023

Managed the administrative, fiscal, personnel and legal affairs of the Land Use Portfolio of DNR. Portfolio included: 77 State Parks, Maryland Forest Service, Land Acquisition & Planning, Engineering & Construction, Wildlife & Heritage Services, and the Maryland Environmental Trust. Administered the legislative and regulatory processes for the Portfolio and participated in same for the entire agency. Developed agency positions, prepared and delivered testimony, letters of support and opposition and interfaced with elected officials. Prepared legislative proposals, reviewed and marked-up Bills, edited regulations and represented the department's position. Pursued interagency initiatives with MDE, MDA and SHA.

***Anne Arundel County
Special Assistant to the County Executive***

Annapolis, MD
August 2019 – February 2020

Assisted the Administration and Council with liaison and coordination activities involving Land Use, Permitting, Housing, Solar Energy Siting, Revitalization/Re-Development, Agri-Tourism, Intergovernmental Relations, Water Resources, and Economic Development. Interfaced with the County Council, Department Heads, local and state elected officials and participated in public policy processes.

***Anne Arundel County
Planning & Zoning Officer***

Annapolis, MD
July 2017 – August 2019

Served the residents as Director of the Office of Planning & Zoning, consisting of the Planning, Zoning, and Development Divisions, and 73 employees. Provided management, direction and oversight in the development, implementation and monitoring of all planning processes, including functional master plans, various infrastructure plans, Cultural and Historic activities, Housing, and Transportation. Provided guidance and supervision in the administration of the Zoning Code, including: nonconforming uses, re-zoning applications, Variances and Special Exceptions, as well as permitting. Oversaw all development review functions, including: site plan review, environmental compliance, and subdivision submissions. Represented the County at MML and MACO meetings. Wrote legislation, reviewed and edited legislative proposals and advocated on behalf of the County.

Board of Carroll County Commissioners

Legislative Liaison

Westminster, MD
July 2015 – July 2017

Served as the County's Director of Legislative Affairs. As such, served as the primary liaison to the Maryland General Assembly and state agencies, including MDE (Permitting, Compliancy and Pollution abatement), DNR and MDP and Federal agencies, including EPA and U.S. Army Corps of Engineers.

Carroll County Department of Planning

Director

Westminster, MD
July 2015 – July 2017

Managed and directed the activities of a department consisting of 12 staff members focused primarily upon comprehensive planning activities, including: comprehensive plan development and implementation, water & sewer infrastructure, economic development transportation and public facilities, including: roads, sidewalks and bicycle/pedestrian trails and related infrastructure. Oversaw all Zoning Code Amendments, amendments to the County Code, annexations and zoning map amendments.

Carroll County Department of Land Use, Planning & Development

Director

Westminster, MD
February 2012 – July 2015

Managed the daily activities of a department consisting of 53 staff members within five separate Bureaus. Coordinated all Zoning Code Amendments, amendments to the County Code, annexations and zoning map amendments. Oversaw County Zoning Administration and Enforcement, Development Review functions, Comprehensive Planning, Forest Conservation, Stormwater Management, Agricultural Preservation, and Erosion & Sediment Control programs. Served as Secretary of the Planning & Zoning Commission. Represented the County in state land use coordination activities.

Planning & Zoning Commission of Allegany County

Executive Director

Cumberland, MD
2005 – 2012

Served as County Planning Director. Managed all aspects of County-wide Comprehensive Planning, including Natural Resources, Transportation, Land Use, Zoning, Subdivision, Economic Development, Historic and Cultural Preservation, Agricultural, and Recreation Planning. Initiated innovative planning process utilizing a watershed-based approach. Served as Chief Administrative Officer of the Planning & Zoning Commission. Tracked and advised on state and Federal legislative and regulatory issues.

U.S. Army Corps of Engineers, Baltimore District

Project Manager, Civil Project Development Branch
Engineering & Design Manager, Navigation Branch
Community Planner, Civil Project Development Branch

June 99 – Oct 05
Nov 04 – Oct 05
May 04 – Oct 04
June 99 – April 04

Study Team Leader/Project Manager for numerous teams of discipline-specific experts; such as: engineering, economics, environmental, cultural, real estate, legal and planning specialists. Managed projects from initial planning to construction, including: scheduling and sequencing of elements, budget management; engineering management, environmental compliance and permitting, plan formulation, project design, intergovernmental coordination, construction management and contract administration.

Worcester County Department of Planning, Permits & Inspections

Snow Hill, MD

Planning Coordinator

1997 – 1999

County Comprehensive Planner

1995 – 1996

Served as County Planner, and later as Coordinator of Long Range Planning. Directed the activities of numerous planning efforts involving Natural Resources, Transportation, Land Use, Zoning, Subdivision, Economic Development, Historic and Cultural Preservation, Agricultural, and Recreation Planning. Facilitated the establishment of the Geographic Information System (GIS) partnership initiative at Assateague Island. Coordinated all aspects of the Comprehensive Land Use Plan Update, the Water & Sewer Plan, the County Recreation Plan, and the Comprehensive Re-Zoning and Subdivision update. Crafted numerous amendments to the County Code.

Planning, Zoning & Land Use Consultant

1994 – 1995

Served as planning, zoning and land use adviser to telecommunications clients in the mid-Atlantic Region. Performed specialized legal, physical, and land use constraints' analyses relative to the siting of towers and telecommunications' facilities. Interacted with local, state and Federal regulatory agencies. Advised real estate specialists and Radio Frequency Engineers on locational feasibility.

Maryland-National Capital Park & Planning Commission

Upper Marlboro, MD

Public Facilities Planner; Transportation and Public Facilities Planning Division 1992 - 1994

Demographer; Research & Special Studies Division

1989 – 1992

Planning Technician; Research & Public Facilities Division

1989

Conducted demographic research and analysis, locational studies and market analyses. Provided information, analyses and technical assistance to Planning Department; Transportation Engineers; County Police, Fire, Ambulance and Emergency Services; the Economic Development Commission; and the Board of Education. Assisted in preparation of forecasts of growth for population, housing and demographics. Reviewed residential development impacts upon public facilities. Advised the Board of Education regarding projected school needs and facilities siting.

Education

The George Washington University School of Government and Public Policy, Washington, D.C.

MPA (Masters in Public Administration Candidate)

Dual Concentrations: Executive, Legislative and Regulatory Management

Intergovernmental Public Policy Analysis

Frostburg State University, Frostburg, Maryland

Bachelors Degree (Magna Cum Laude)

Dual Majors: History and Social Science

Dual Minors: Political Science and Geography

Concentration: English

Resume Addendum

Philip R. Hager

Certifications

Maryland Licensed Real Estate Professional
Graduate of Academy for Excellence in Local Government
Certified Floodplain Manager
Project Management Certification (PM) - PMI
AICP-Eligible

Governmental, Civic & Political Involvement

Representative on MDE's 5 Million Trees Initiative		2021 – 2023
Staff to MDE's Carbon Markets and Tree Commission		2021 - 2023
Member, State Soil Conservation Committee		2020 – 2023
Maryland Association of Counties, Planning Affiliate		1995 – 2020
President, MACO Planning Affiliate		2014 - 2020
Maryland Environmental Trust		2008 – 2020
Board of Trustees		2013 - 2020
Executive Committee		2019 - 2020
Chair, Land Trust Advisory & Local Government Assistance Committee		2014 - 2019
Chair, Legislative Committee		2017 - 2019
Chair, Stewardship Committee		2011 - 2014
Maryland Rural Legacy Advisory Committee		2019 - 2020
Member, Historic District Commission, City of Frostburg		2009 - 2012
Member, Maryland Jaycees (Junior Chamber of Commerce)		1980 – 2003
National Governmental Affairs Director	U.S. Junior Chamber of Commerce	2002
National Parliamentarian	U.S. Junior Chamber of Commerce	2001
National Vice President	U.S. Junior Chamber of Commerce	2000
Local Chapter President (Patuxent Area)	Maryland Jaycees	1994 – 1995
Local Chapter President (Frostburg)	Maryland Jaycees	1982 - 1983
State President	Maryland Jaycees	1997 - 1998
Membership Vice President	Maryland Jaycees	1996 - 1997
Executive Vice President	Maryland Jaycees	1993 - 1994
Individual Development Vice President	Maryland Jaycees	1992 - 1993

Other Relevant Experience

Public Affairs Attendant	United States Senate	1985-87
Served as member of U.S. Senate Chamber staff; primary activities consisted of public and constituent relations.		
Legislative Assistant/Intern	Maryland General Assembly	1984
Served as Legislative Assistant to the Western Maryland Delegation to the Maryland General Assembly.		
Legislative Research Assistant	American Paper Institute	1988
Conducted legislative research related to state and Federal waste disposal policies.		
Member, American Planning Association (APA)		1996-Present
Editor, <i>Phil's View From The Hill</i> , APA Economic Development Newsletter		1988-92
Member, Chesapeake Bay Tributary Strategies Team		1995 - 2010
Chair, Lower Eastern Shore Chesapeake Bay Tributary Strategies Team		1999 - 2003
Vice Chair, Lower Eastern Shore Chesapeake Bay Tributary Strategies Team		1997 - 1999
Vice Chair, Upper Potomac Chesapeake Bay Tributary Strategies Team		2007 - 2010
Gubernatorial appointment: Maryland Wastewater and Septic System Task Force		1998-99
Governor's Blue Ribbon Panel on Water & Wastewater		1998
Maryland Coastal Bays Program:		
Management Committee		1996-99
Scientific & Technical Advisory Committee		1997-99
Growth & Sustainable Development Committee		1996-99
Habitat & Living Resources Committee		1996-99
Chair, Water Quality Committee		1996-99
Interim Chair, Growth & Sustainable Development Committee		1996-97

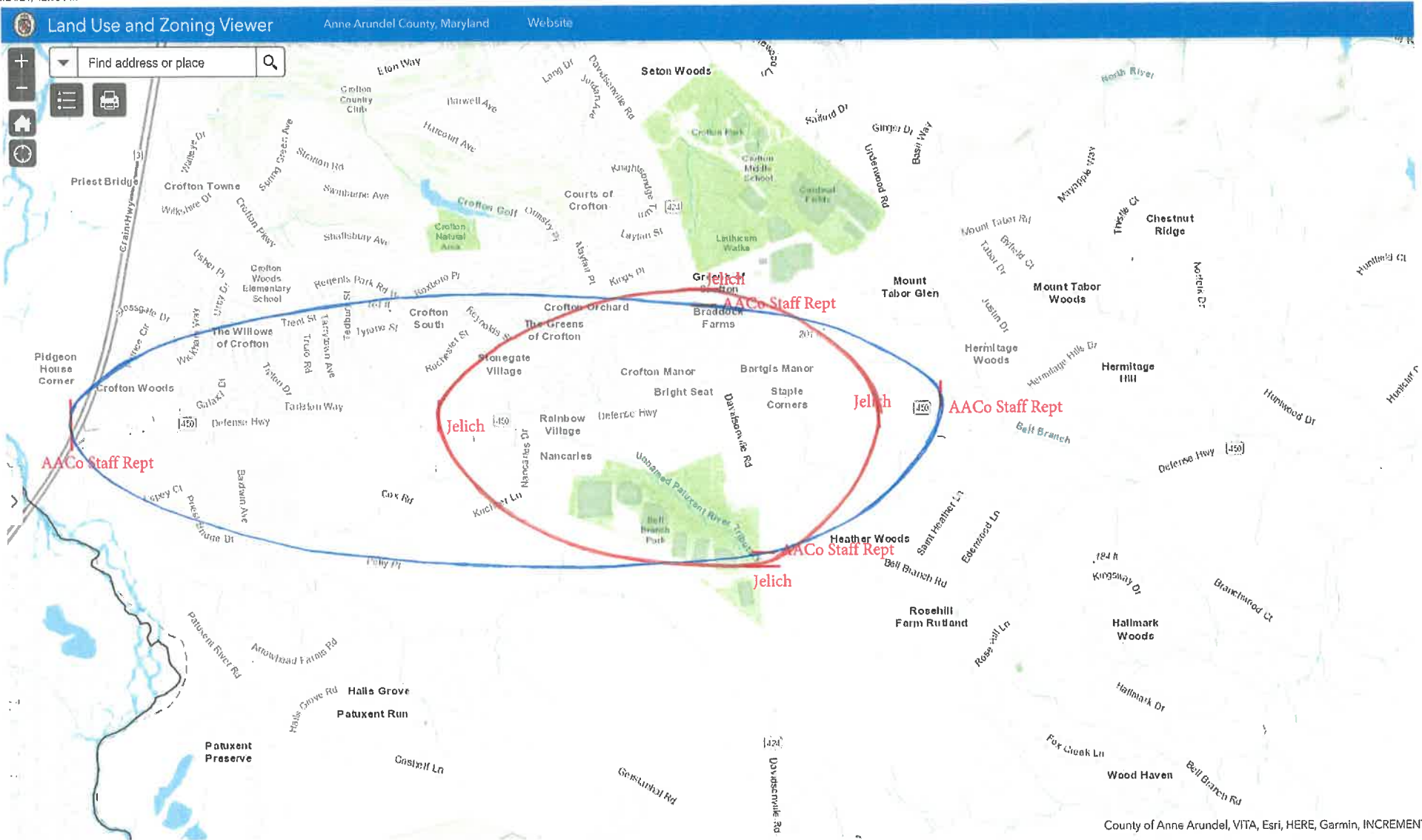
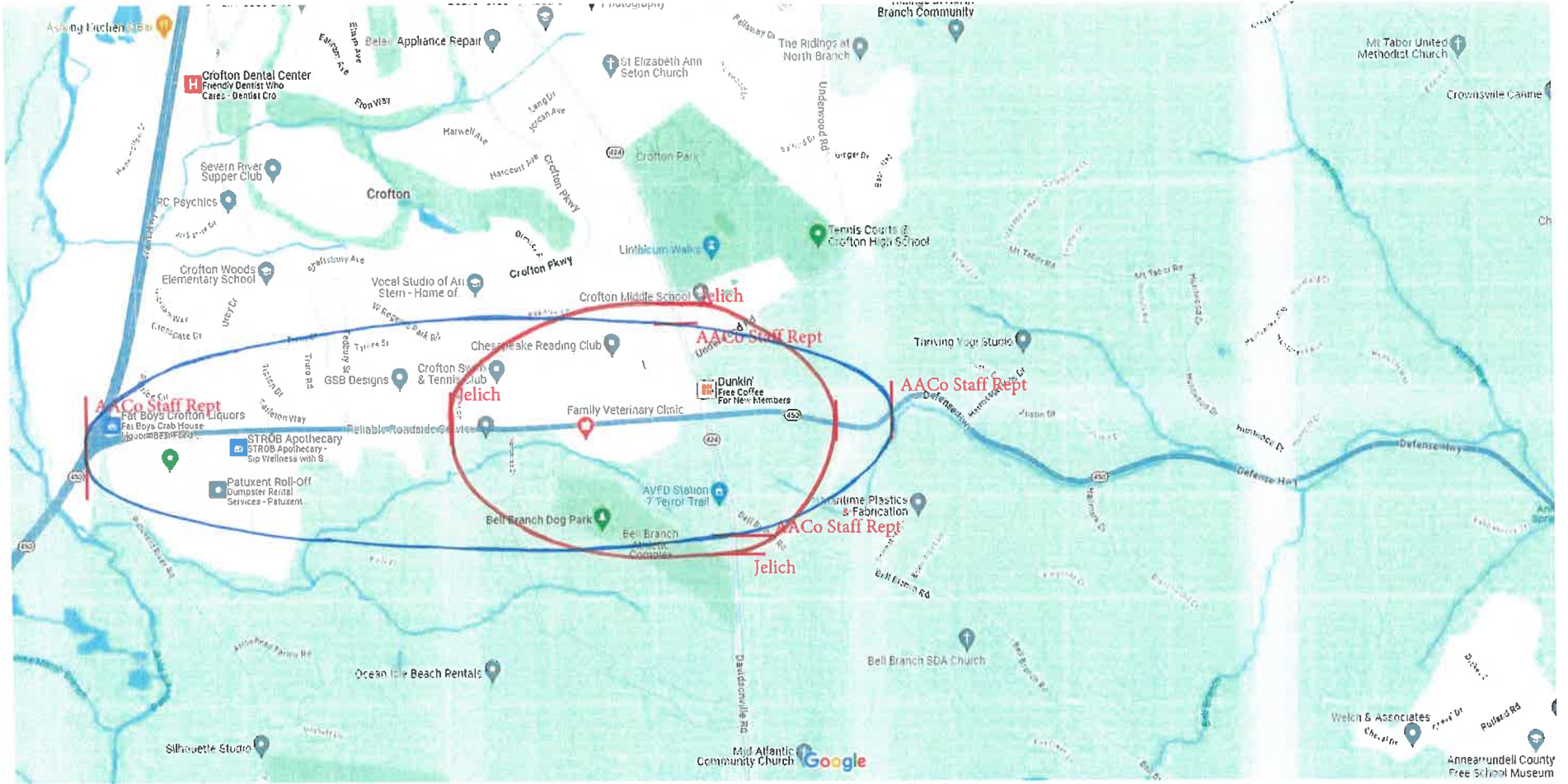


Exhibit 4 - Neighborhood
Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024



Map data ©2024 1000 ft

Exhibit 4 - Neighborhood

Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024

<https://www.google.com/maps/@38.9935614,-76.6668895,1527enly=tlu>

Search address or place

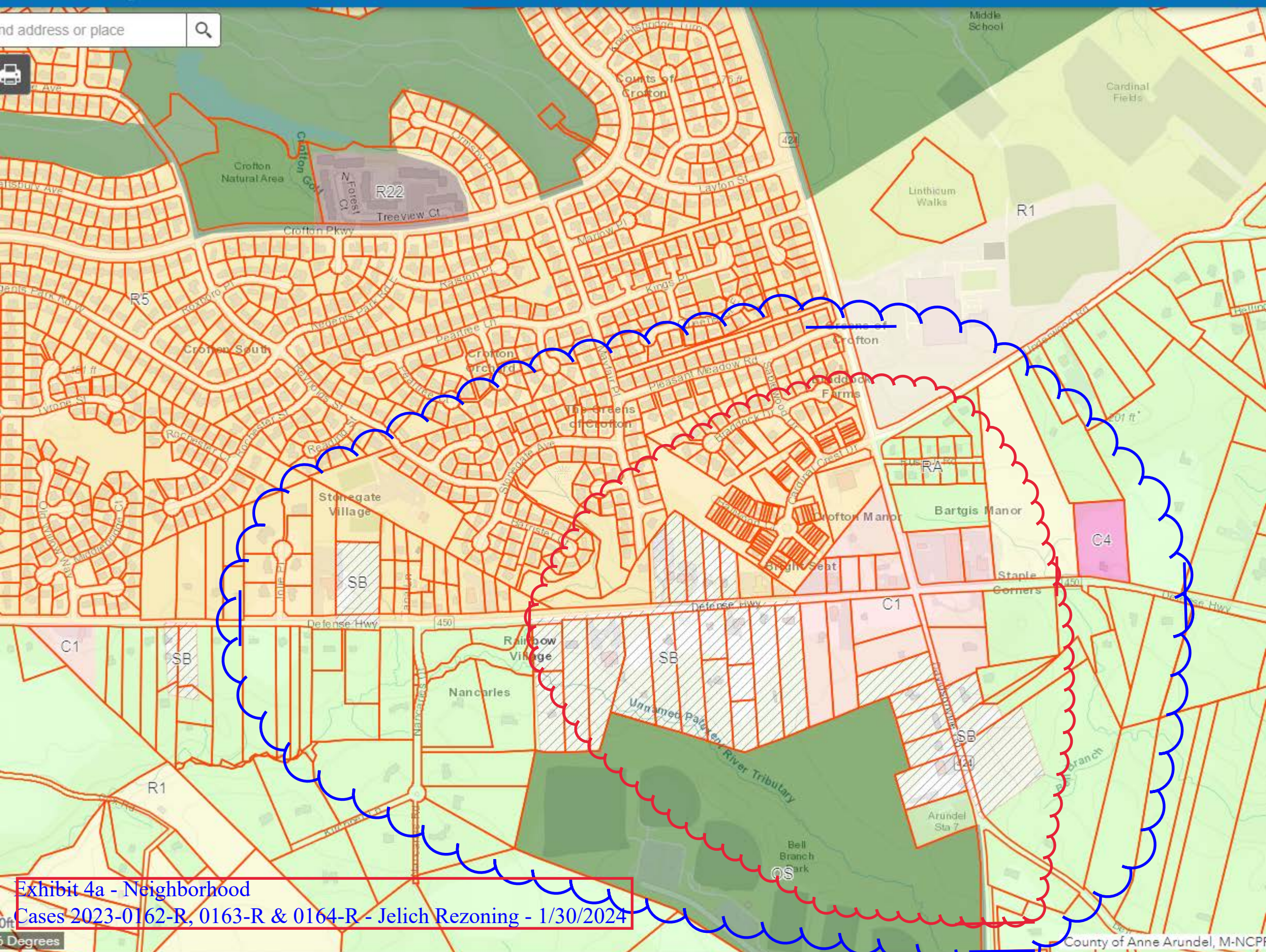
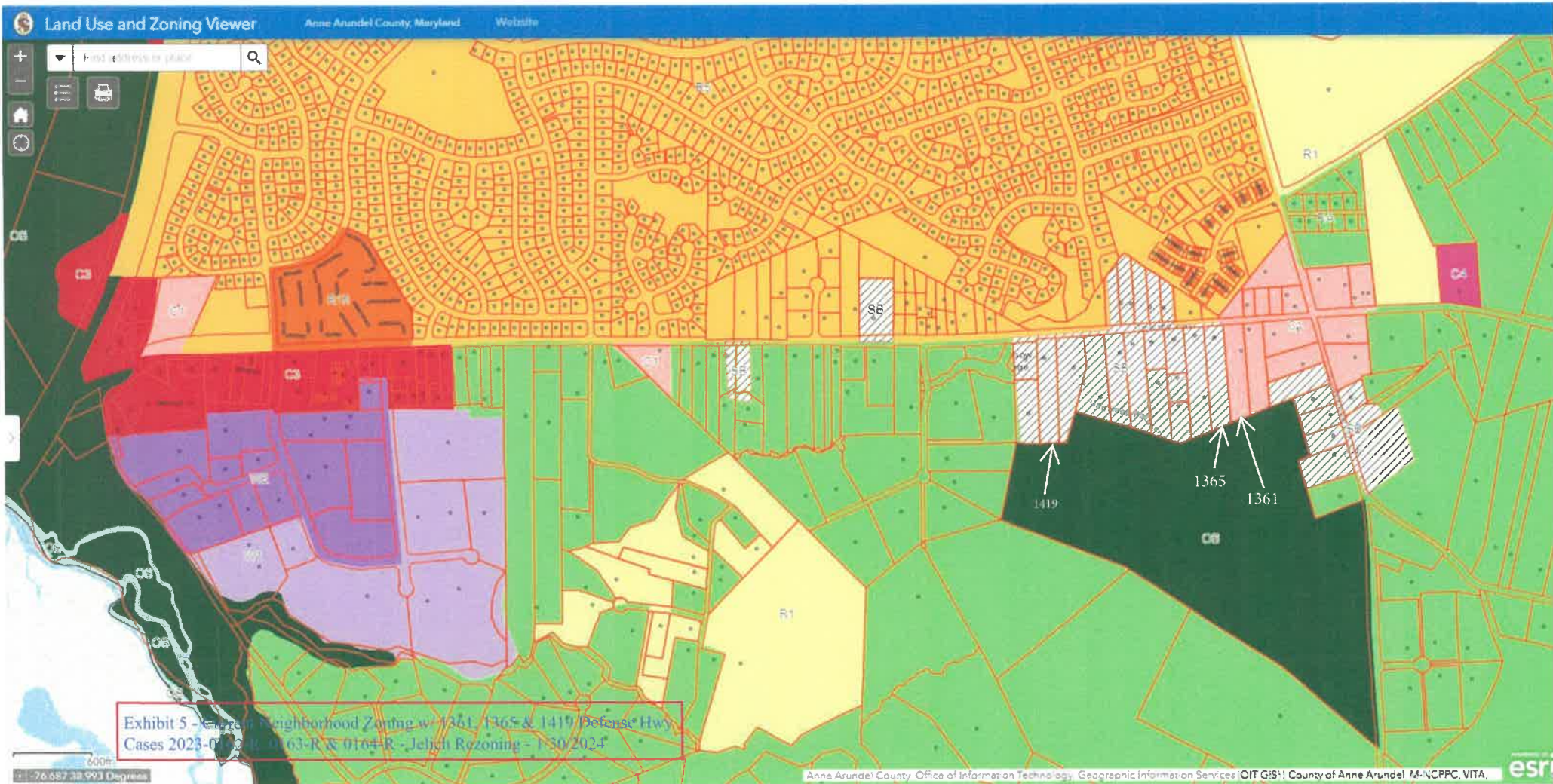
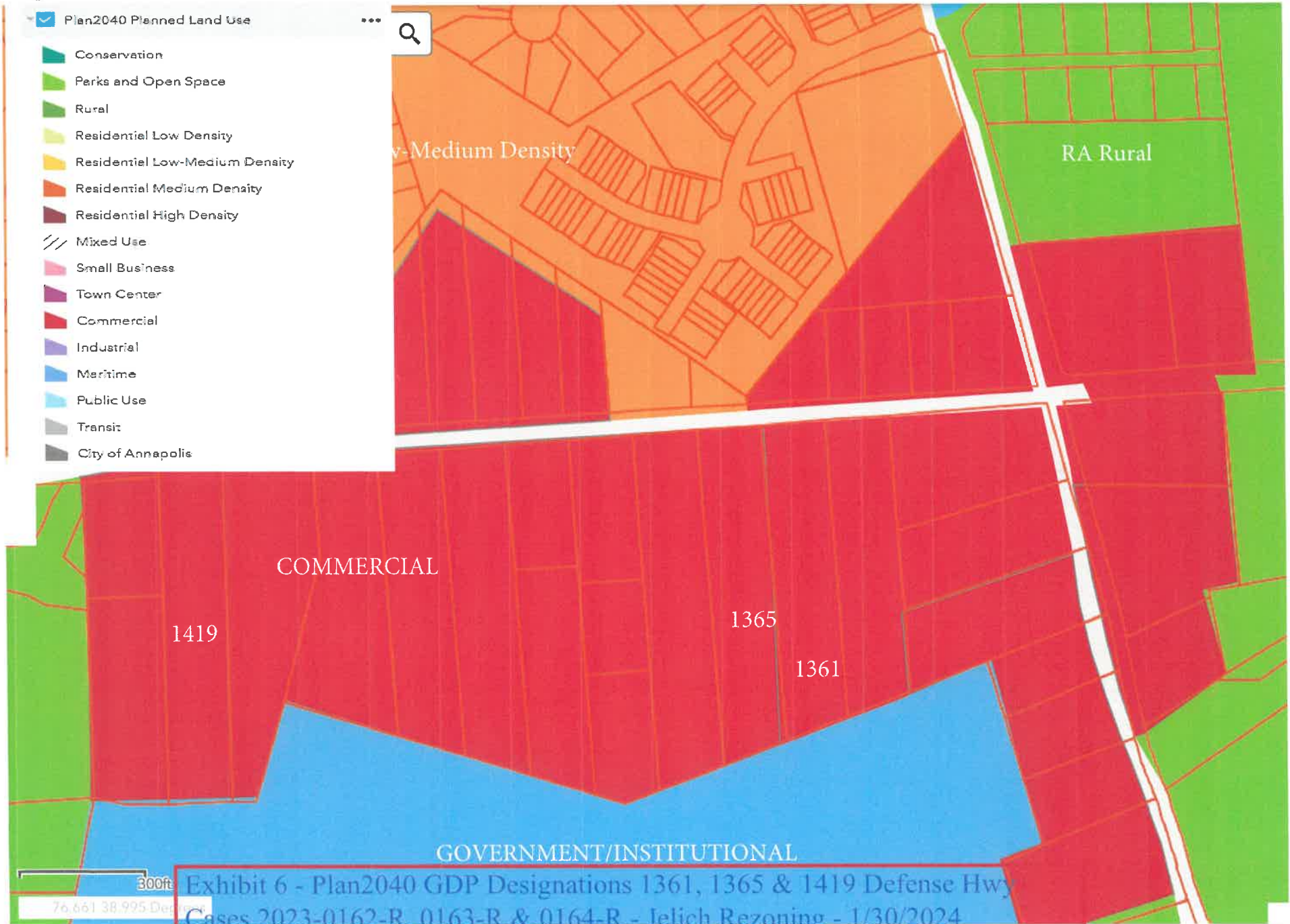
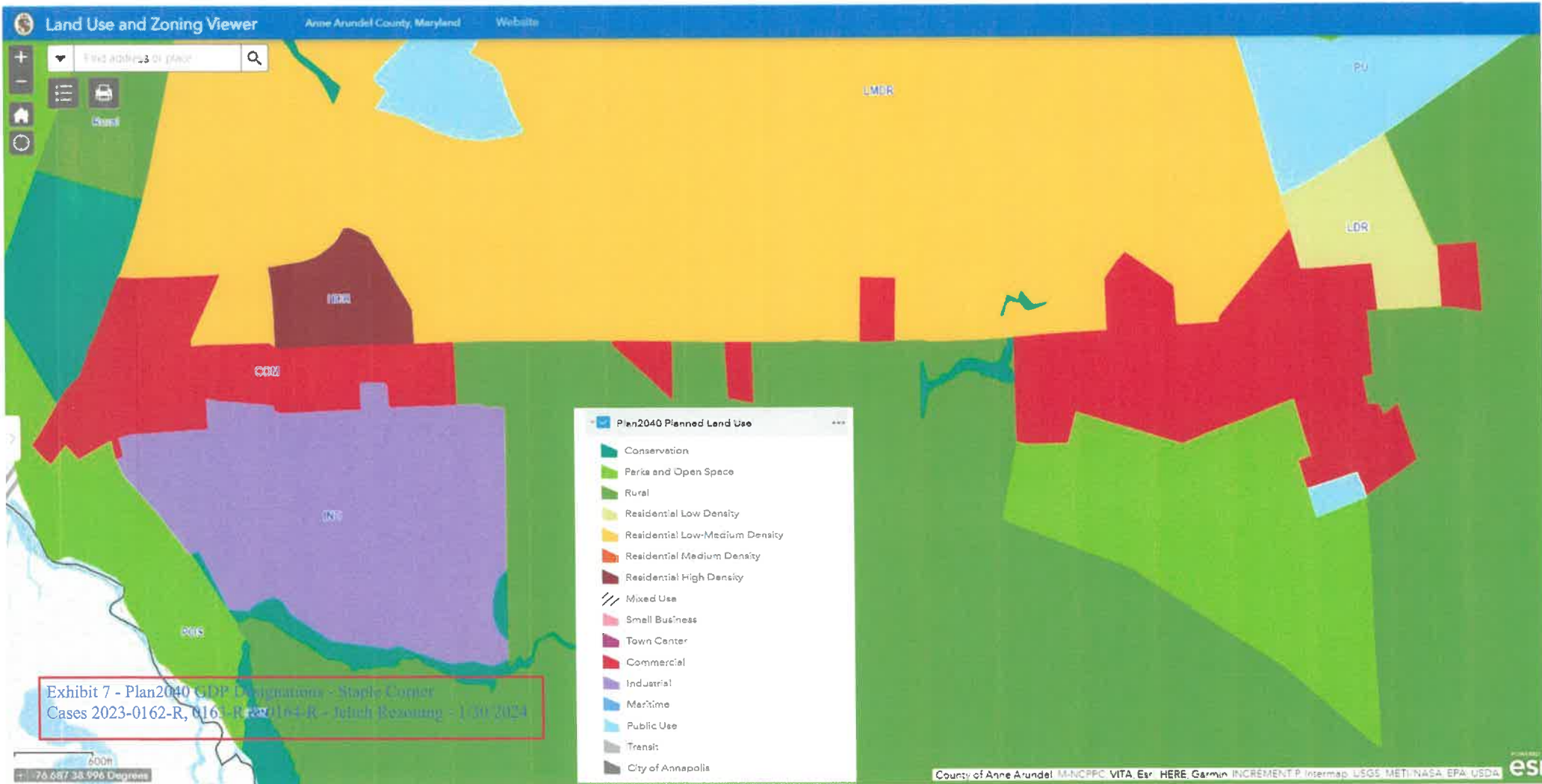


Exhibit 4a - Neighborhood
Cases 2023-0162-R, 0163-R & 0164-R - Jelich Rezoning - 1/30/2024







ADDRESS SDAT USE DESIGNATION

North Side of Route 450

JELLICH	1356 Defense	C2
	1350 Defense	Commercial
Restaurant	1340 Defense	C2
Church	1370 Defense	C3
	1378 Defense	Commercial/Residential
	1382 Defense	Commercial/Residential
	1388 Defense	C3
	1392 Defense	C3

South Side of Route 450

	1423 Defense	Commercial
JELLICH	1419 Defense	Commercial/Residential
	1413 Defense	Commercial
	1401 Defense	Commercial/Residential
	1395 Defense	Commercial/Residential
	1391 Defense	C1
	1385 Defense	C3
	1375 Defense	Commercial/Residential
	1371 Defense	Commercial/Residential
JELLICH	1365 Defense	Commercial/Residential
JELLICH	1361 Defense	Commercial/Residential
Tavern	1357 Defense	C3
Restaurant	1341 Defense	Commercial/Residential
	2354 Davidsonville	Commercial/Residential
	2358 Davidsonville	Commercial/Residential