



2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7432

**Jenny B. Dempsey**  
**Planning and Zoning Officer**

Re: Region 1 Comprehensive Zoning: **CZ-R1-LHS-0301**

June 14, 2024

KATZENBERG ELIZABETH ANNE  
812 ANDOVER RD  
LINTHICUM MD 21090

APP. EXHIBIT# 1  
CASE: 2024-00066-V  
DATE: 6/20/24

Dear Elizabeth Katzenberg:

The Office of Planning and Zoning (OPZ) is in the process of developing a Region Plan for the northernmost part of Anne Arundel County including Brooklyn Park, Linthicum Heights, Curtis Bay, Ferndale, BWI Airport, Harmans, and parts of Hanover (Region 1). The Region Plan is a community-driven land use document that builds on the work of Plan2040—the Countywide General Development Plan—in smaller areas. One element of the Region Plan process is an update of the Zoning Map. The Zoning Map and the Zoning Code in Article 18 of the County Code work together to regulate uses, density, and the scale of development allowed on properties within Anne Arundel County.

OPZ staff and an appointed Stakeholder Advisory Committee (SAC) conducted a comprehensive review of the Zoning Map and are recommending changes. These draft changes may better conform zoning to existing development on the property, make the zoning consistent with the Planned Land Use Map adopted in Plan2040, achieve a strategy in Plan2040 and/or support a change of use in the future that benefits the community. The Planned Land Use Map illustrates general land use categories (e.g. commercial, low density residential, etc.) to describe the different types of land uses and to identify, on a broad scale, where those uses are most appropriate. State law requires zoning to be consistent with the Planned Land Use Map.

OPZ is contacting property owners whose Zoning designation is recommended to change. For properties that have multiple zoning districts, OPZ is typically recommending that be changed to just one zone, which is listed below. The property listed at

812 Andover Rd, Shipley, and/or  
Tax Account Number 500090019992

OPZ recommends changing the portion zoned R1 to R2. This recommendation is based on the following justification: R2 is compatible with the surrounding area and is in close proximity to major employment centers.

The Stakeholder Advisory Committee's recommendation is R2.  
The justification for their recommendation is: R2 is compatible with the surrounding area and is in close proximity to major employment centers.

You can view the property on an interactive version of the Preliminary Draft Zoning Map at [www.aacounty.org/Region1](http://www.aacounty.org/Region1).

Please note at this point, OPZ is making a draft recommendation and seeking your input. OPZ would like to hear your thoughts on whether you support this change. Any change of the zoning would first need to go through public review and then review and adoption by the County Council. We currently anticipate the County Council will review the Region 1 Plan and zoning changes in early 2025.


If you have questions regarding this letter please email [Region1@aacounty.org](mailto:Region1@aacounty.org) or call 410- 222-7432. Please visit [www.aacounty.org/Region1](http://www.aacounty.org/Region1) to learn more about the Region Plan.

Please note that there is a public comment period on the Preliminary Draft Zoning Map scheduled to run from June 17 to July 15, 2024. There will be future opportunities for public comment to the County Planning Advisory Board and the County Council. Though not yet scheduled, the Planning Advisory Board hearing is expected to be in the fall of 2024 and Council hearings are anticipated for early 2025.

Responses to Common Questions:

1. Why would my zoning change when my property is already developed?
  - a. The changes to the zoning map will better align with the adopted Planned Land Use map. This would ensure that County policies, plans, and studies based on zoning more accurately reflect on the ground uses in planning for infrastructure.
2. How would this affect my property taxes?
  - a. Changes from one residential zoning district to another is not expected to significantly change the property taxes for property that is already developed. However, OPZ is not the agency that assesses the value of property. You can contact the State Department of Assessment and Taxation regarding implications for your specific property at (410) 974-5709 or [sdat.aa@maryland.gov](mailto:sdat.aa@maryland.gov).
3. Why is the County doing this now?
  - a. Anne Arundel County has conducted comprehensive zoning updates approximately every 10 years, typically following adoption of an updated General Development Plan. To provide more opportunity for local community input, this cycle of comprehensive zoning is being conducted as part of each Region Plan.
4. Can I disagree and ask that my zoning not change or request a different zoning designation?
  - a. Yes, please contact us if you have questions or concerns.

Sincerely,

  
Mark Wildonger, Senior Planner  
Office of Planning and Zoning