



## City of Annapolis

### DEPARTMENT OF PLANNING AND ZONING

145 Gorman Street, 3<sup>rd</sup> Floor, Annapolis, Maryland 21401

Chartered 1708

Annapolis 410-263-7961 • FAX 410-263-1129 • TDD 410-263-7943

October 19, 2015

#### MEMORANDUM

**To:** Planning Commission  
**From:** Pete Gutwald, AICP, Director of Planning and Zoning  
**Re:** Ordinance O-41-15: A Comprehensive Zoning District Map Amendment and Technical Update – ZTA2015-001  
**Encl:** O-41-15

The City of Annapolis' most recent official zoning maps are dated July 2005 and are housed in the Department of Planning and Zoning. They were produced under a contract with JMT, a GIS mapping company, and were the City's first zoning maps based on a new digital GIS data layer. At this time, there are several reasons to comprehensively update these maps. In broad terms, there are four main factors that require technical adjustments:

- **New State Department of Assessment and Taxation (SDAT) Tax Map Grid:** SDAT produced a new parcel mapping grid in 2009. This puts the city in a square grid system making referencing much easier, but it does cause a number of alterations to the previous format for parcels and properties. This change in grid forced SDAT to modify a significant number of parcel numbers. The new grid system is incorporated as the new zoning grid so that City maps coordinate with the State's tax maps.
- **Changes to the mapped parcel boundaries and overall improvements in mapping accuracy:** As technology develops and data collections improve, digital mapping is increasing in accuracy. The City went through a comprehensive parcel review to better align the parcel boundaries that we have on file with the true boundaries for each property. In comparisons done by the City GIS Coordinator Shawn Wampler in the Management Information Technology Division (MIT), it was determined that many parcel lines shown on the 2005 maps were significantly misplaced and required an intense review and edit. All corrections to mapped parcel lines were made only after referencing plats and aerial images that more accurately reflect the true parcel boundaries. In moving the parcel lines, zoning lines were also affected. This led to a review of the zoning boundaries.
- **Correcting oversights made during JMT's mapping process:** Since the adoption of the July 2005 maps, staff in the Department of Planning and Zoning and the GIS Coordinator have found a number of errors made in the 2005 digitization process that go beyond the point mentioned above regarding advancements in mapping technology. These mistakes are generally minor, as described on the following pages; however, they do need to be corrected to be in accordance with the original intent of the ordinance. JMT did make some, but not all of the needed corrections, and produced new and updated maps in August of 2006. Once the City hired its own GIS Coordinator in the Fall of 2005, it then became possible to initiate an internal process to coordinate mapping updates.
- **General updates:** In order to capture rezonings approved by City Council, recently annexed parts of the City, and other changes in the parcels, such as subdivision of property, it is time to do a general update of the zoning maps. Zoning map amendments passed by City Council since 2004 (not included in the official 2005 zoning maps) are:
  - AIC Forest, LLC Property Annexation (R-19-04 Amended)
  - Bowen Property Annexation (R-23-04 Revised)
  - Lonergan Bus Company Property Rezoning (O-31-04)

Planning Commission

Ordinance O-41-15: A Comprehensive Zoning District Map Amendment and Technical Update

November 5, 2015 Meeting

Page 2

- o 1244 and 1248 Tyler Ave Rezoning (O-38-04)
- o The Mixed Use Height Districts (O-11-05)
- o Rodgers Property Zoning (O-13-05)
- o Katherine Property Zoning (O-16-05)
- o The Eastport Gateway Overlay District (O-30-05)
- o Annapolis Neck Zoning (O-38-05)
- o Hyatt Property at Marda Ln. and Forest Dr. (O-23-06)
- o 1321 Forest Drive/Lowry's Site (O-18-09)
- o 214 Duke of Gloucester (O-67-09)

**Documentation of Changes to Individual Parcels**

As the Department of Planning and Zoning and the GIS Coordinator compiled lists of needed adjustments for individual parcels, they sorted the changes and corrections into two general categories.

- **First category of changes: Less than 5-foot shift in the mapped zoning line.** In this category, the increased mapping accuracy now possible with digital GIS mapping technology revealed discrepancies between parcel lines and mapped zoning lines. If there was less than 5' of difference between a parcel line and a zoning line and otherwise a general match, the zoning line was shifted over to line up precisely with the parcel line. These changes are not visible to the naked eye on the paper maps when printed at the 200-foot scale level.
- **Second category of changes: Zoning line corrections greater than 5 feet, corroborated with prior ordinances or tax maps:** Any adjustment in line location greater than 5 feet is shown on the attached map (Appendix A) and listed individually in the attached table (Appendix B), with a reference to the ordinance and/or prior tax map that showed the correct boundary.

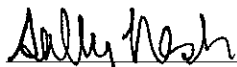
**Public Notice**

In addition to providing the required public notice for Planning Commission public hearings, two letters were mailed to affected property owners. One dated July 16, 2015 and one dated September 22, 2015. The first letter notified the property owner of the change and the second announced the date of the Planning Commission public hearing. The draft maps themselves have been published on the Planning and Zoning website for the past six months.

**RECOMMENDATION**

Staff recommends that the proposed modifications to the zoning maps in O-41-15 be APPROVED.

Report Prepared by



Sally Nash, Ph.D., AICP  
Chief of Comprehensive Planning

1 **..Title**

2 **A Comprehensive Zoning District Map Amendment and Technical Update** - For the purpose  
3 of updating the City's Zoning Map; and matters generally relating to technical corrections of the  
4 Zoning Map.

5 **..Body**

6 **CITY COUNCIL OF THE**  
7 **City of Annapolis**

8  
9 **Ordinance No. O-41-15**

10  
11 **Introduced by: Mayor Pantelides**

12  
13 **Referred to**  
14 **Planning Commission**  
15 **Rules and City Government**

16  
17 **AN ORDINANCE** concerning

18  
19 **A Comprehensive Zoning District Map Amendment**  
20 **and Technical Update**

21  
22 **FOR** the purpose of updating the City's Zoning District Map; and matters generally relating to  
23 technical corrections of the Zoning District Map.

24  
25 **BY** repealing and reenacting the following portions of the Code of the City of Annapolis,  
26 2014 Edition:

27 Section 21.06.020

28 Section 21.08.050

29 Section 21.56.180

30 Section 21.59.050

31 Section 21.59.070

32  
33 **WHEREAS,** Section 21.06.020 of the Code of the City of Annapolis establishes that the City of  
34 Annapolis Zoning District Map is part of the Zoning Code;

35  
36 **WHEREAS,** the Annapolis City Council finds that it is necessary and in the public interest to  
37 update the Zoning District Map and to make general technical corrections to the  
38 Zoning District Map;

39  
40 **WHEREAS,** the Zoning District Map was last updated in August of 2006;

41  
42 **WHEREAS,** the Annapolis City Council finds also that it is timely and appropriate to amend  
43 Section 21.08.050 of the Zoning Code to allow the Planning and Zoning Director  
44 to administratively approve technical corrections of drafting errors that may arise  
45 from time to time subsequent to the adoption of this ordinance.  
46

1 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**  
2 **COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:

3  
4 **21.06.020 - Zoning District Map.**

5  
6 The location and boundaries of the zoning districts of this Zoning Code are established as shown  
7 on the zoning map entitled "City of Annapolis Zoning District Map," which is incorporated in  
8 this section and made a part of this Zoning Code. The map, together with everything shown on  
9 the map and all amendments to the map, is as much a part of this Zoning Code as though fully  
10 set forth and described in this Zoning Code.

11  
12 **21.08.050 - Planning and Zoning Director.**

13  
14 A. Establishment. The position of Planning and Zoning Director is established as the  
15 manager of the Department of Planning and Zoning, with the authority to administer and enforce  
16 this Zoning Code.

17  
18 B. Duties. The Planning and Zoning Director may delegate zoning administration and  
19 enforcement responsibilities to any deputy director, assistant director, or staff member of the  
20 Department of Planning and Zoning, or other individual designated by the Director. The  
21 Planning and Zoning Director has the following powers and duties:

- 22  
23 1. Decide applications for demolition permits pursuant to the provisions of Chapter 21.14.
- 24  
25 2. Decide applications for administrative interpretations pursuant to the provisions of  
26 Chapter 21.16.
- 27  
28 3. Decide applications for administrative adjustments pursuant to the provisions of  
29 Chapter 21.18.
- 30  
31 4. Decide applications for major and minor site plan review pursuant to the provisions of  
32 Chapter 21.22.
- 33  
34 5. Decide applications for extensions of planned developments pursuant to the provisions  
35 of Chapter 21.24.
- 36  
37 6. Decide applications for determinations of nonconforming use status pursuant to the  
38 provisions of Chapter 21.68.
- 39  
40 7. Hear and decide applications for change of nonconforming use pursuant to the  
41 provisions of Chapter 21.68.
- 42  
43 8. Conduct inspections of buildings, structures and use of land to determine compliance  
44 with the terms of this Zoning Code.
- 45

- 1 9. Take appropriate enforcement action with regard to alleged violations of this Zoning  
2 Code.
- 3
- 4 10. Maintain permanent and current records made under this Zoning Code, including, but  
5 not limited to, all maps, amendments, planned developments, special exceptions,  
6 variances, appeals, use permits and applications.
- 7
- 8 11. Provide and maintain public information related to this Zoning Code.
- 9
- 10 12. CERTIFY ADJUSTMENTS TO A ZONING DISTRICT LINE IF MORE ACCURATE  
11 PARCEL INFORMATION SUCH AS A SEALED SURVEY PLAT OR A  
12 RECORDED PLAT BECOMES AVAILABLE AND EVIDENCE CLEARLY  
13 INDICATES THAT THE PROPERTY BOUNDARY WAS INTENDED TO MATCH  
14 THE ZONING DISTRICT LINE. THE DIRECTOR SHALL PROVIDE WRITTEN  
15 NOTICE TO ALL OWNERS OF PROPERTY WHO ARE IMPACTED BY THE  
16 PROPOSED LINE ADJUSTMENT.
- 17
- 18 ~~13~~13. Initiate or direct from time to time a study of the provisions of this Zoning Code, and  
19 make reports or recommendations to the Planning Commission not less frequently than  
20 once a year.
- 21
- 22 ~~13~~14. Coordinate the exchange of information between the City's Department of Planning  
23 and Zoning and the Anne Arundel County School Board to facilitate accurate and  
24 timely data about school capacity of those Annapolis feeder system schools that serve  
25 the residents of the City of Annapolis.
- 26
- 27 ~~14~~15. Provide input into Anne Arundel County planning documents on school capacity and  
28 make necessary recommendations to Anne Arundel County regarding additional school  
29 facilities or capital improvements to existing facilities.
- 30

31 **21.56.180 - Special height limit districts.**

32  
33 A. Establishment. Three special height limit districts are established: district 1, district 2  
34 and district 3.

35  
36 B. Location and Boundaries. The location and boundaries of the special height limit  
37 districts are as set forth on the map entitled "Historic District Special Height ~~and Bulk~~ Limits,  
38 Revised, May, 1983," certified copies of which are be maintained by the Department of Planning  
39 and Zoning, which constitutes a part of the "City of Annapolis Zoning District Map," established  
40 by Section 21.06.020

41  
42 C. Applicability. The special height and bulk limits in these districts shall govern over  
43 any other height and bulk limits established in other provisions of this Zoning Code.

44  
45 D. Regulations.  
46

- 1 1. No building in the special height limit district 1 may exceed a total height of thirty-  
2 two feet and a height of twenty-two feet at the cornice or lower roofline measured at  
3 the front setback line.
- 4  
5 2. No building in the special height limit district 2 may exceed a total height of thirty-  
6 eight feet and a height of twenty-eight feet at the cornice or lower roofline measured  
7 at the front setback line.
- 8  
9 3. No building in the special height limit district 3 may exceed a total height of forty-  
10 five feet and height of thirty-five feet at the cornice or lower roofline measured at the  
11 front setback line.

#### 12 **21.59.050 - Definitions of Zone 1 and Zone 2.**

13  
14  
15 A. "Zone 1" is defined by two angles measured from an imaginary straight line from the  
16 centerline of the right-of-way at the metal seam at the South base of the Eastport bridge end to  
17 the centerline of the right-of-way one hundred twenty feet along Sixth Street. The first angle  
18 extends forty-three degrees to the right in an easterly direction from the one hundred twenty-foot  
19 point to a point along the existing bulkhead located approximately one hundred feet South East  
20 from the North West corner of the bulkhead serving parcel 295. The second angel extends  
21 twenty-seven degrees to the left in a westerly direction from the one hundred twenty-foot point  
22 to the St. Anne's Church steeple as is shown on Zoning Map 8Z 52D.

23  
24 B. "Zone 2" is defined as encompassing all properties, according to their legal  
25 boundaries, immediately adjacent to Sixth Street between Bay Ridge Avenue and the Eastport  
26 Bridge, excepting that part of the Board of Education property that lies outside a line fifty feet  
27 from the boundary of the Sixth Street right of way so long as it is owned and used by the Board  
28 of Education as shown in Zoning Map 8Z 52D.

#### 29 **21.59.070 - Building design guidelines.**

30  
31  
32 A. Zone 1. No buildings or structures over four feet above the sidewalk of Sixth Street  
33 shall be permitted in Zone 1, as measured from a point immediately adjacent to, but not part of,  
34 the Eastport Bridge. Notwithstanding the foregoing, in Zone 1, boats of any size and type and  
35 structures such as cranes, boat lifts, boat stands, boat trailers and other related structures and/or  
36 devices used to accommodate boatyard activities including in-water and on-land boat storage and  
37 the moving of boats, are expressly permitted. Low growing landscaping or trees with high  
38 canopies that will not block the view are also permitted.

#### 39 **B. Zone 2.**

- 40  
41  
42 1. Buildings. Zone 2 buildings shall be compatible with the traditional architectural  
43 character of the Eastport peninsula, with special emphasis placed on Eastport's  
44 Fourth Street business district and the west side of Sixth Street between Severn and  
45 Chesapeake Avenues. Design compatibility is to include aspects such as width,  
46 facades, articulation, glazing, materials, lighting, mass, roof forms, accessory

1 structures, fencing, and signage. The character of the buildings should be less  
2 suburban and more urban in character, and less commercial in appearance and more  
3 reminiscent of the maritime and residential flavor of the community. In general, all  
4 development shall be human in scale, with building facade articulation (doors,  
5 windows, surface treatment and details) open spaces and access systems designed to  
6 relate to the pedestrian rather than automobile traffic.

- 7  
8 2. Building Setbacks. The front yard setback shall be five feet from the property line.  
9 Structures shall be located close to the street whenever possible. A significant  
10 portion of the structures frontage shall be located within five feet of the property line  
11 to promote parking behind the structure instead of in front. Buildings located at  
12 corners shall be within five feet from the property line on both street faces, subject to  
13 safety standards defined by motorist sight lines and the presence of traffic control  
14 devices. No side yards are required except as deemed necessary by Planning and  
15 Zoning in areas needed to supply an adequate supply of light and air to adjacent  
16 property. Alleys between structures shall be encouraged.

17  
18 This Zone 2 "Building Setback" regulation set forth above at in subsection (B)(2) of this  
19 section is not applicable to the land known as Tax Map 8Z 52D, Parcel 160, located to the west  
20 of 6th Street and adjacent to the waters of Spa Creek.

21  
22 3. Height.

23  
24 a. The height of that portion of the building located between the five foot front  
25 property line setback permitted by this overlay and the front setback permitted by the  
26 underlying zoning district shall be no greater than thirty feet from grade and not exceed  
27 two and one-half stories in height.

28  
29 b. The height of that portion of the building located within the setback permitted  
30 by the underlying zoning shall be governed by the underlying zoning.

- 31  
32 4. Uses. Wherever commercial or maritime uses for new or existing property are  
33 considered, residential dwellings are encouraged on the upper floors.

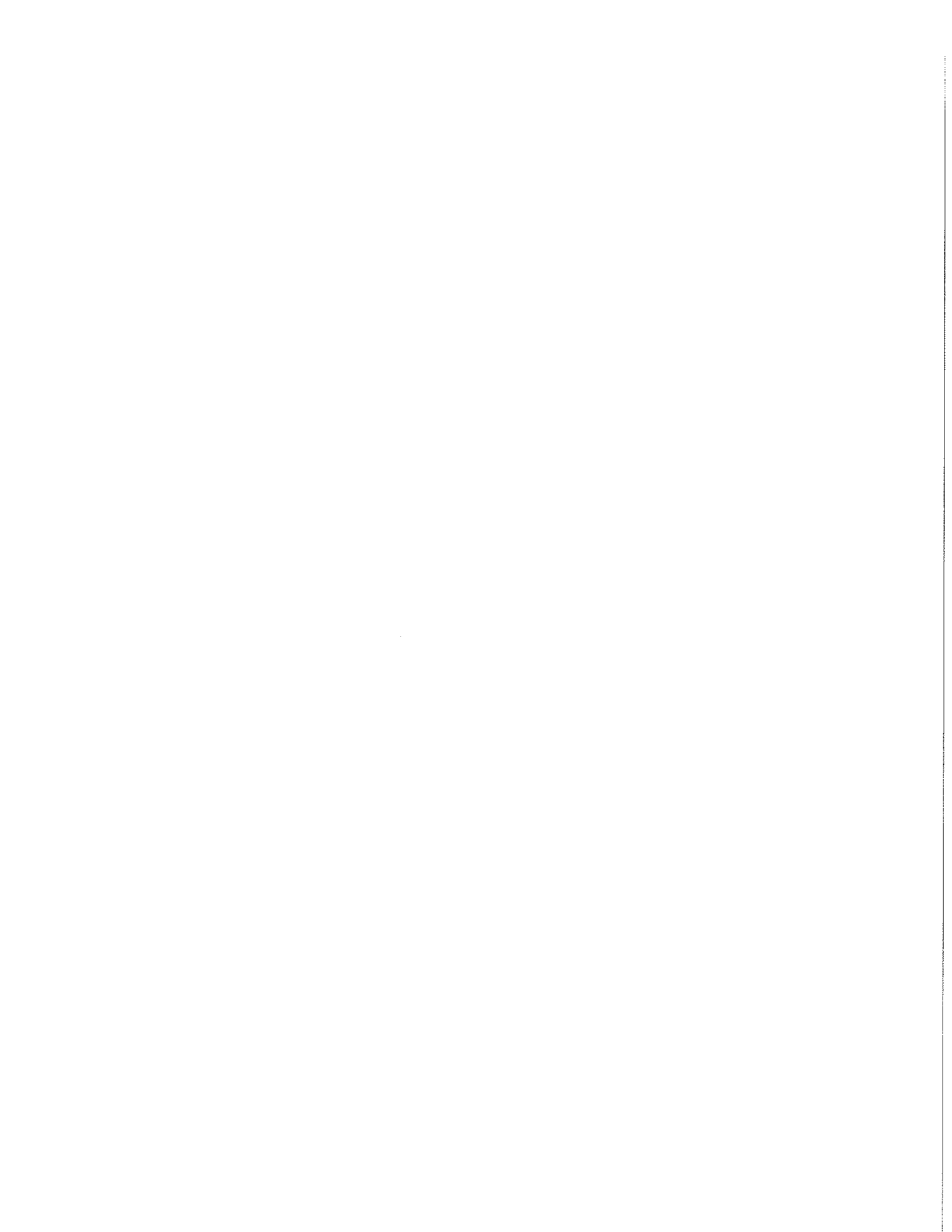
34  
35  
36 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**  
37 **ANNAPOLIS CITY COUNCIL** that this ordinance shall take effect from the date of its  
38 passage.

39  
40 **EXPLANATION**

41 CAPITAL LETTERS indicate matter added to existing law.

42 ~~Strikethrough~~ indicates matter stricken from existing law.

43 Underlining indicates amendments





## Staff Report Ordinance O-41-15

### A COMPREHENSIVE ZONING MAP AMENDMENT AND TECHNICAL UPDATE

The City of Annapolis' most recent official zoning maps are dated July 2005 and are housed in the Department of Planning and Zoning. They were produced under a contract with JMT, a GIS mapping company, and were the City's first zoning maps based on a new digital GIS data layer. At this time, there are several reasons to comprehensively update these maps. In broad terms, there are four main factors that require technical adjustments:

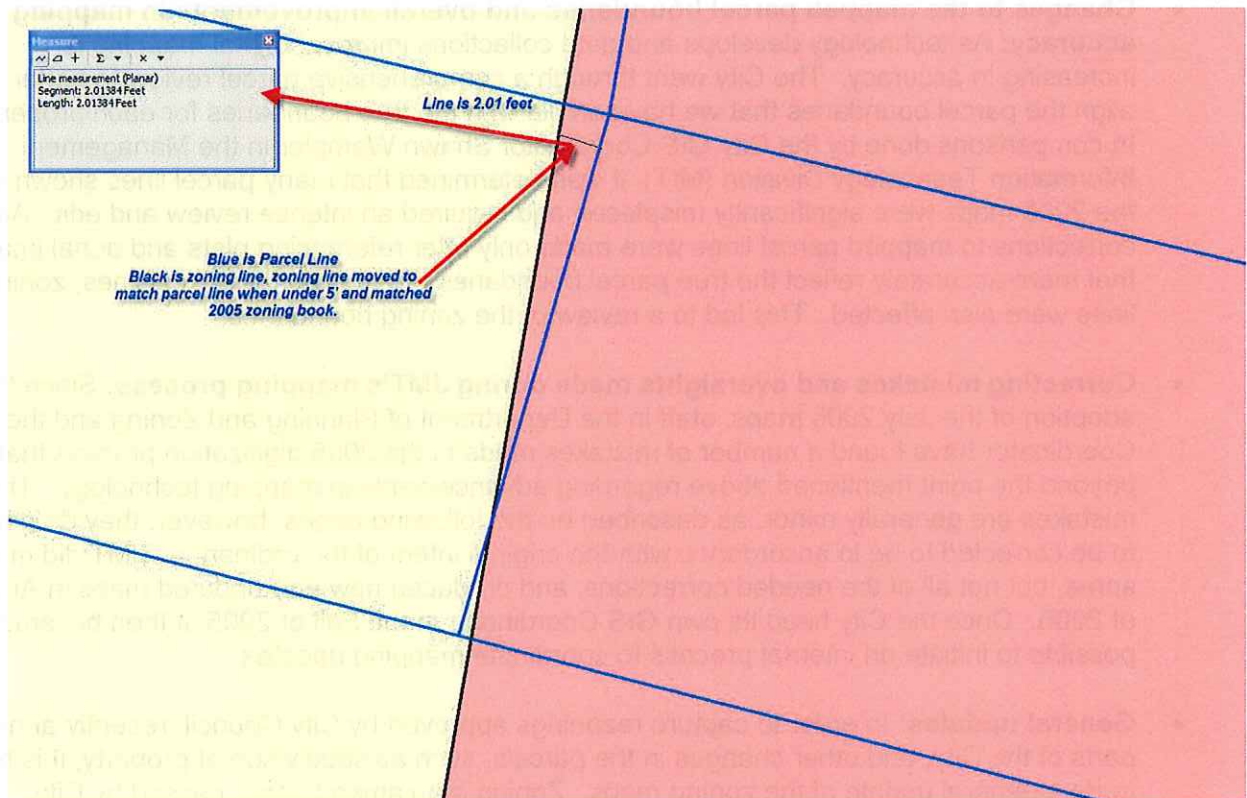
- **New State Department of Assessment and Taxation (SDAT) Tax Map Grid:** SDAT produced a new parcel mapping grid in 2009. This puts the city in a square grid system making referencing much easier, but it does cause a number of alterations to the previous format for parcels and properties. This change in grid forced SDAT to modify a significant number of parcel numbers. The new grid system is incorporated as the new zoning grid so that City maps coordinate with the State's tax maps.
- **Changes to the mapped parcel boundaries and overall improvements in mapping accuracy:** As technology develops and data collections improve, digital mapping is increasing in accuracy. The City went through a comprehensive parcel review to better align the parcel boundaries that we have on file with the true boundaries for each property. In comparisons done by the City GIS Coordinator Shawn Wampler in the Management Information Technology Division (MIT), it was determined that many parcel lines shown on the 2005 maps were significantly misplaced and required an intense review and edit. All corrections to mapped parcel lines were made only after referencing plats and aerial images that more accurately reflect the true parcel boundaries. In moving the parcel lines, zoning lines were also affected. This led to a review of the zoning boundaries.
- **Correcting mistakes and oversights made during JMT's mapping process:** Since the adoption of the July 2005 maps, staff in the Department of Planning and Zoning and the GIS Coordinator have found a number of mistakes made in the 2005 digitization process that go beyond the point mentioned above regarding advancements in mapping technology. These mistakes are generally minor, as described on the following pages; however, they do need to be corrected to be in accordance with the original intent of the ordinance. JMT did make some, but not all of the needed corrections, and produced new and updated maps in August of 2006. Once the City hired its own GIS Coordinator in the Fall of 2005, it then became possible to initiate an internal process to coordinate mapping updates.
- **General updates:** In order to capture rezonings approved by City Council, recently annexed parts of the City, and other changes in the parcels, such as subdivision of property, it is time to do a general update of the zoning maps. Zoning map amendments passed by City Council since 2004 (not included in the official 2005 zoning maps) are:
  - AIC Forest, LLC Property Annexation (R-19-04 Amended)
  - Bowen Property Annexation (R-23-04 Revised)
  - Lonergan Bus Company Property Rezoning (O-31-04)
  - 1244 and 1248 Tyler Ave Rezoning (O-38-04)
  - The Mixed Use Height Districts (O-11-05)
  - Rodgers Property Zoning (O-13-05)
  - Katherine Property Zoning (O-16-05)

- The Eastport Gateway Overlay District (O-30-05)
- Annapolis Neck Zoning (O-38-05)
- Hyatt Property at Marda Ln. and Forest Dr. (O-23-06)
- 1321 Forest Drive/Lowry's Site (O-18-09)
- 214 Duke of Gloucester (O-67-09)

### **Documentation of Changes to Individual Parcels**

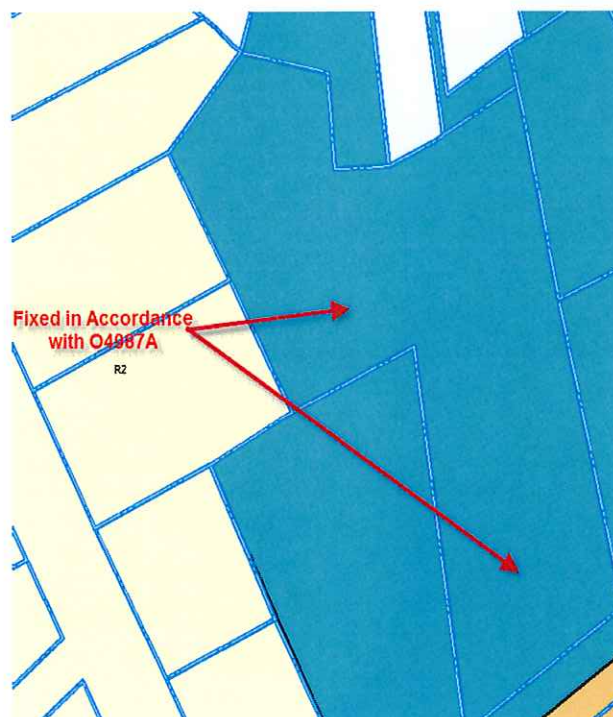
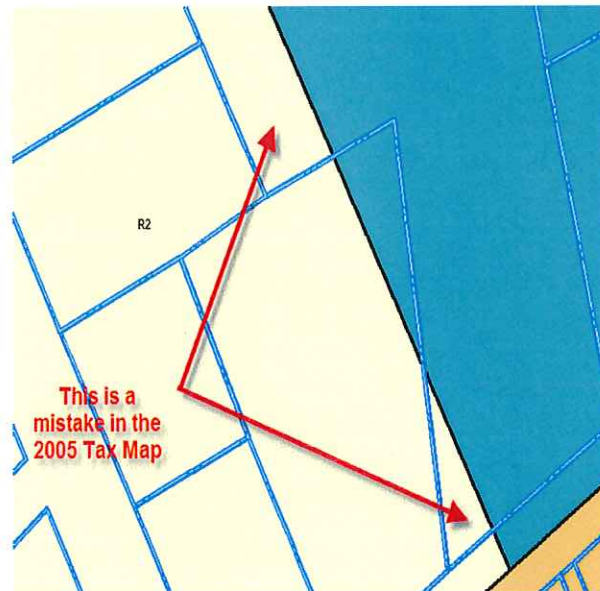
As the Department of Planning and Zoning and the GIS Coordinator compiled lists of needed adjustments for individual parcels, they sorted the changes and corrections into two general categories.

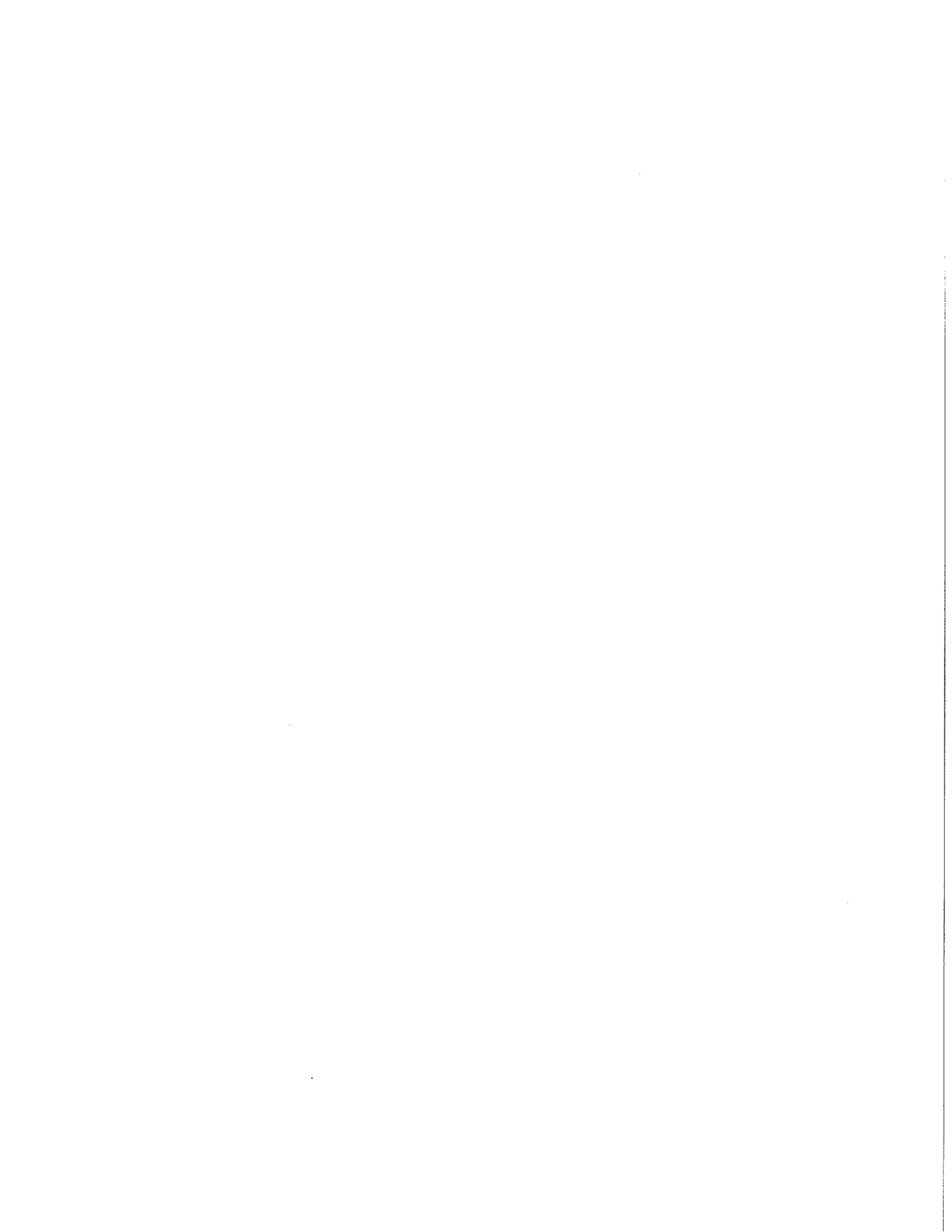
**First category of changes: Less than 5-foot shift in the mapped zoning line.** In this category, the increased mapping accuracy now possible with digital GIS mapping technology revealed discrepancies between parcel lines and mapped zoning lines. If there was less than 5' of difference between a parcel line and a zoning line and otherwise a general match, the zoning line was shifted over to line up precisely with the parcel line. These changes are not visible to the naked eye on the paper maps when printed at the 200 foot scale level. Example:



**Second category of changes: Zoning line corrections greater than 5 feet, corroborated with prior ordinances or tax maps:** Any adjustment in line location greater than 5 feet is shown on the attached map (Appendix A) and listed individually in the attached table (Appendix B), with a reference to the ordinance and/or prior tax map that showed the correct boundary.

- For example, in the WME zoning near Boucher Ave. in Eastport, there was a discrepancy found in the 2005 adopted zoning maps compared to previously adopted zoning maps. These lines were adjusted and documented to show that Ordinance O-49-87A was referred to and used to correct the zoning of this area.





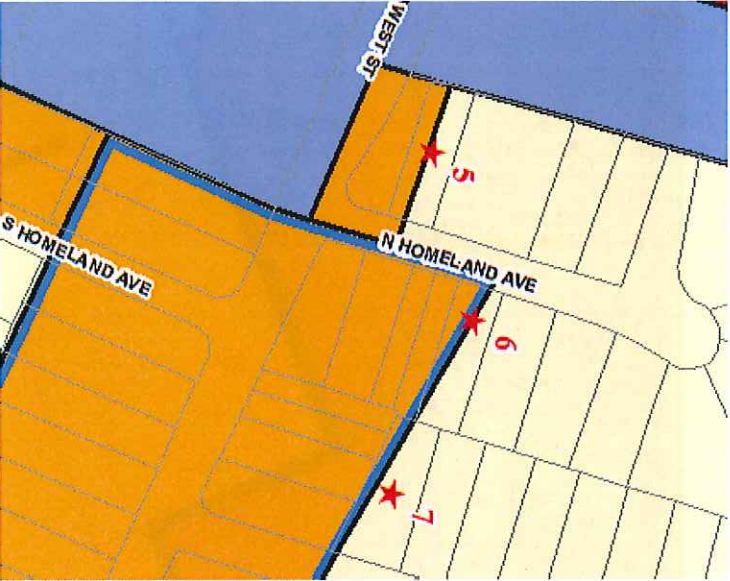
2015 Zoning Map Changes, Appendix A  
See Corresponding Table in Appendix B

2005

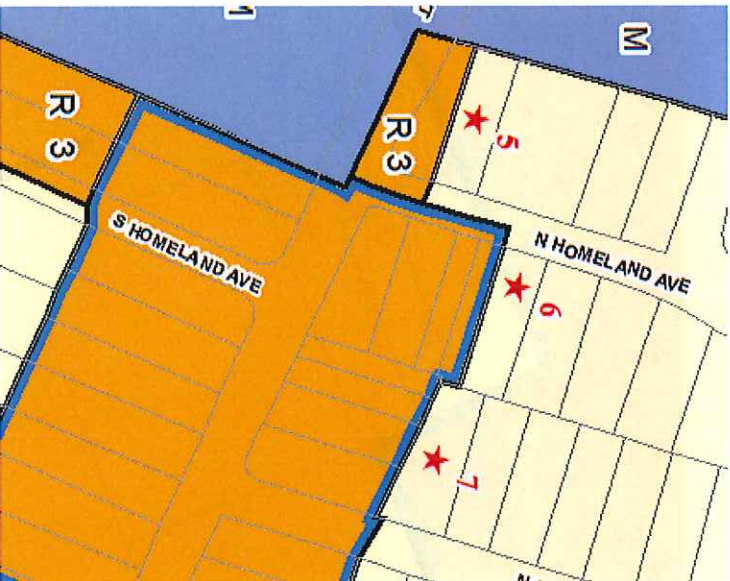
2015



2005

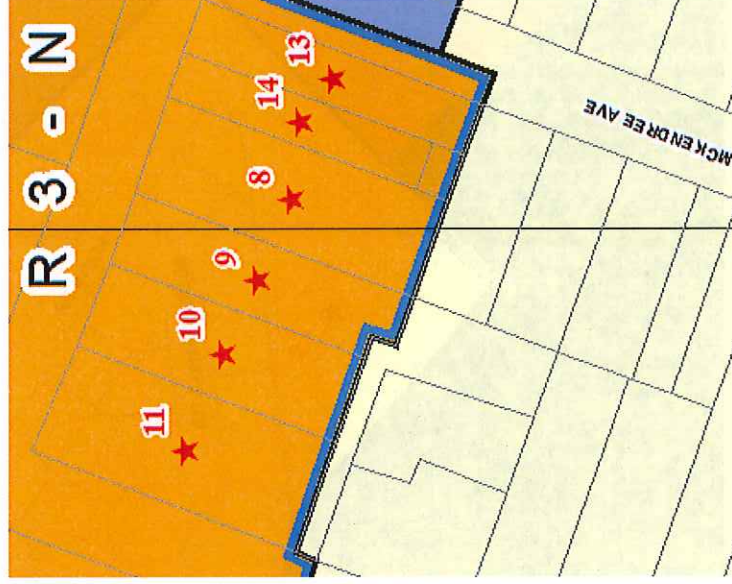
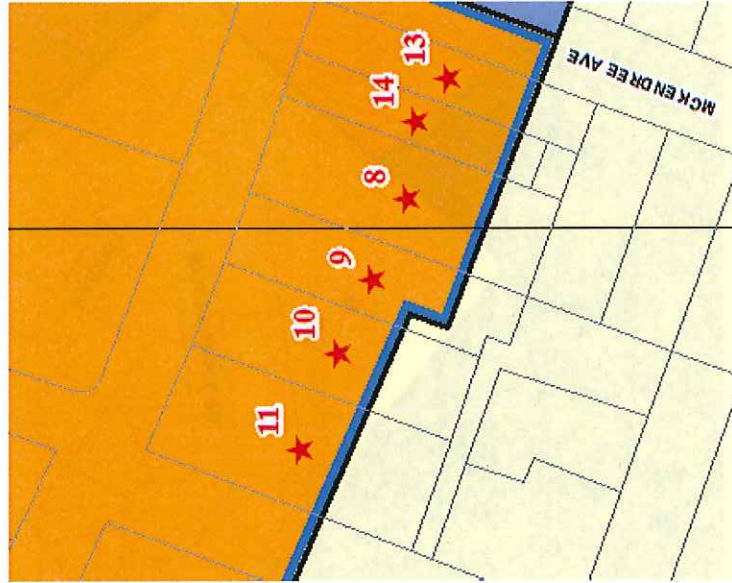


2015

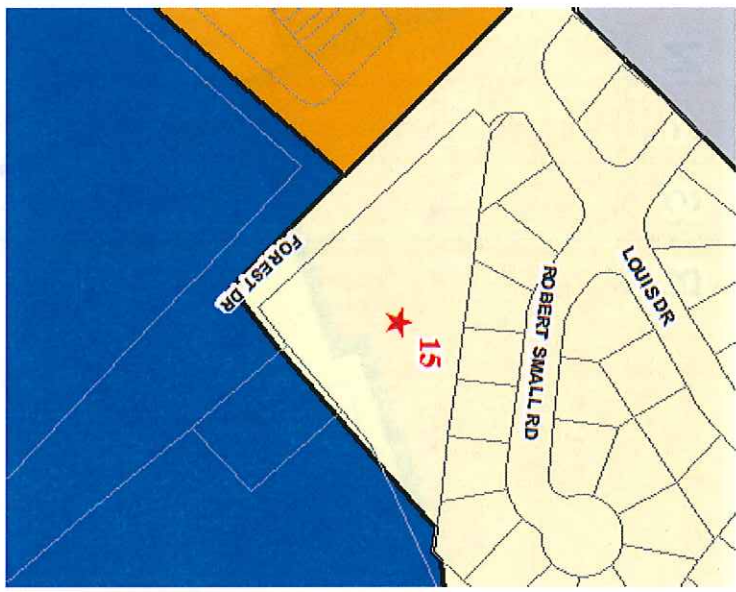


2005

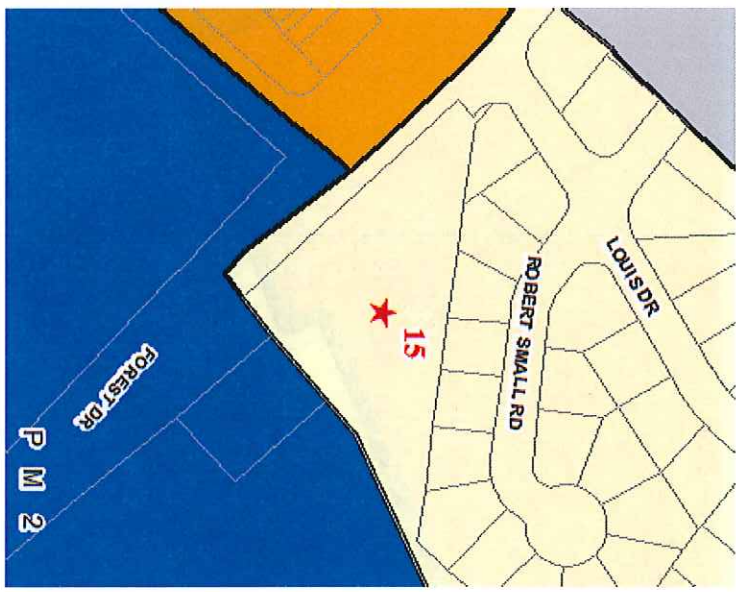
2015



2005

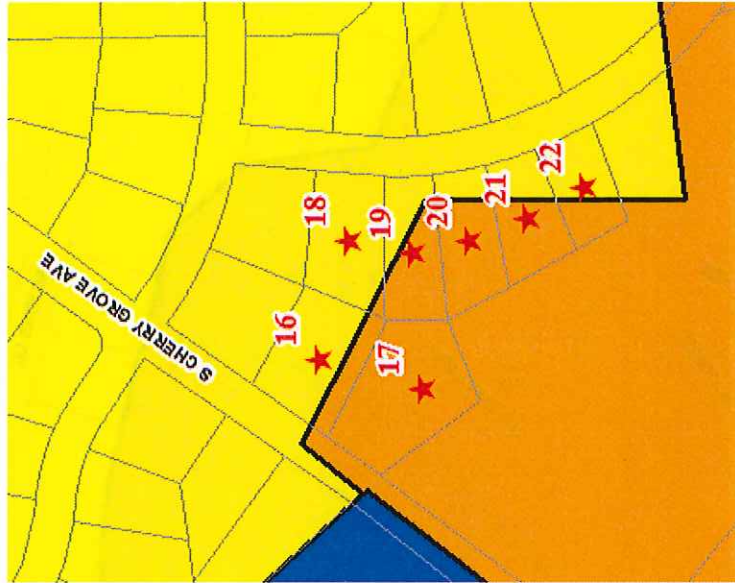


2015

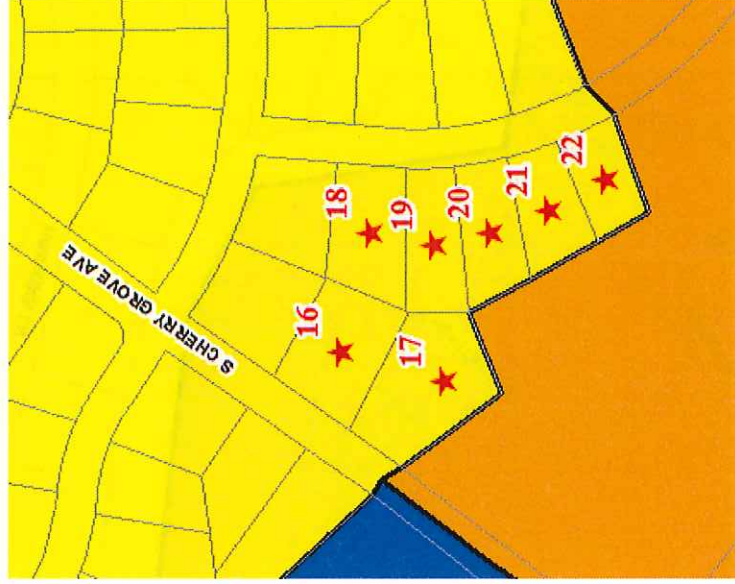




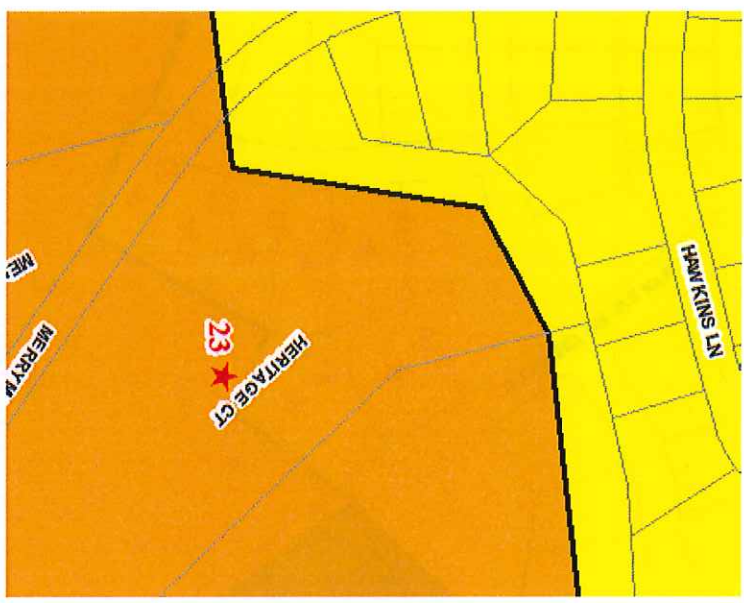
2005



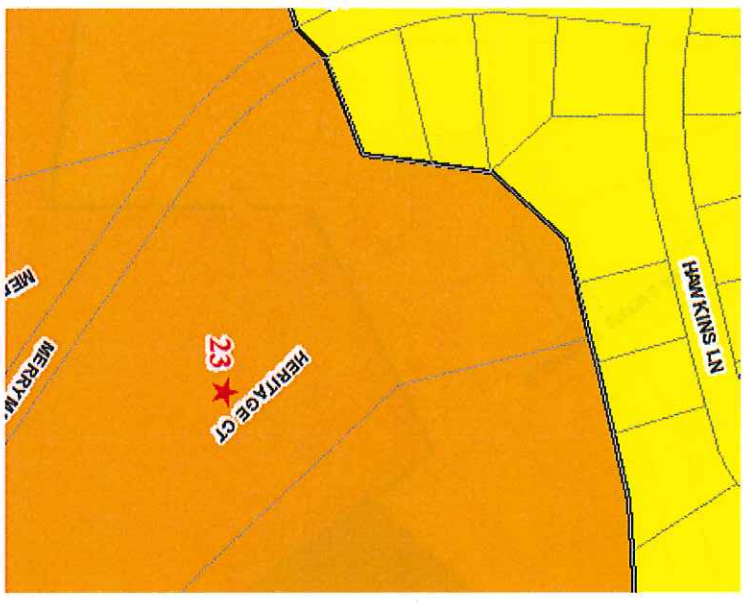
2015



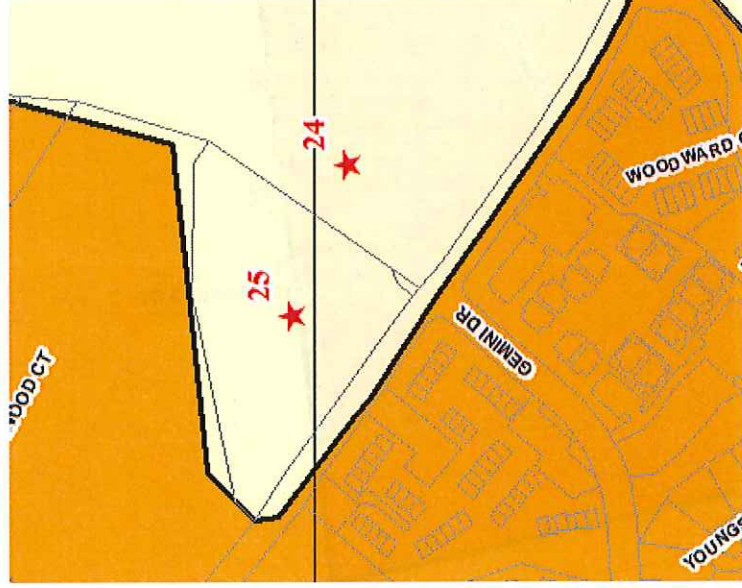
2005



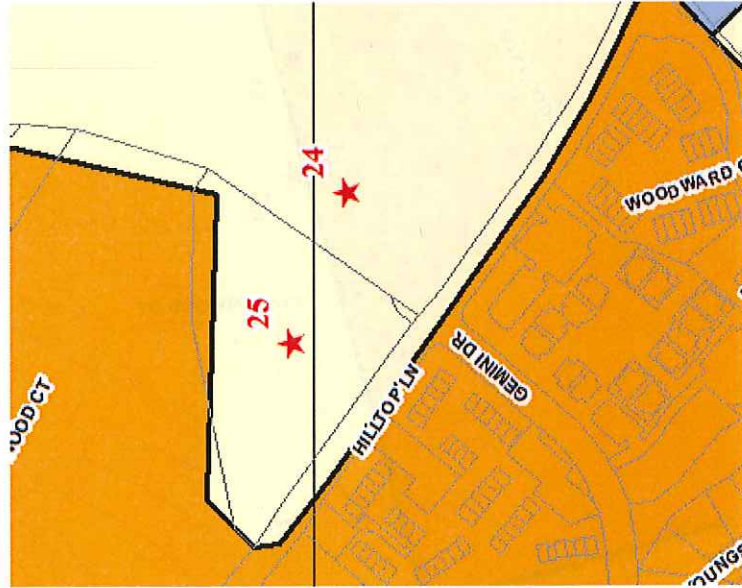
2015



2015



2005



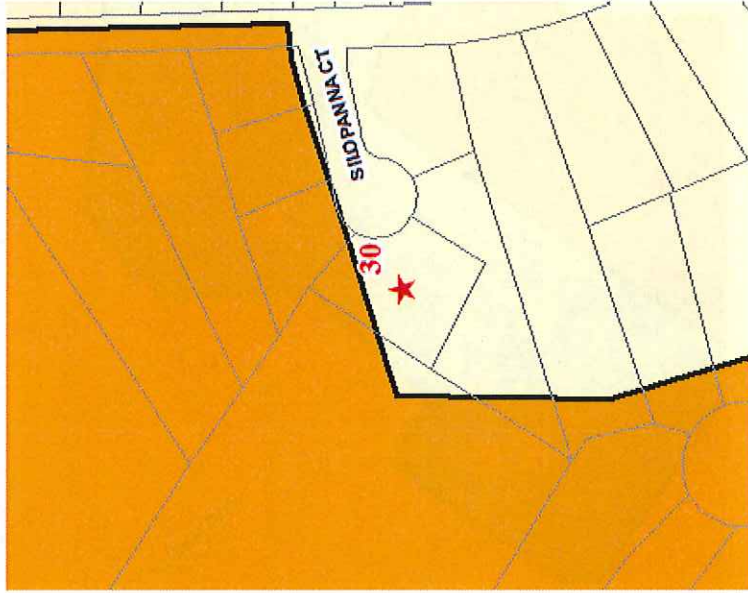
# 2005



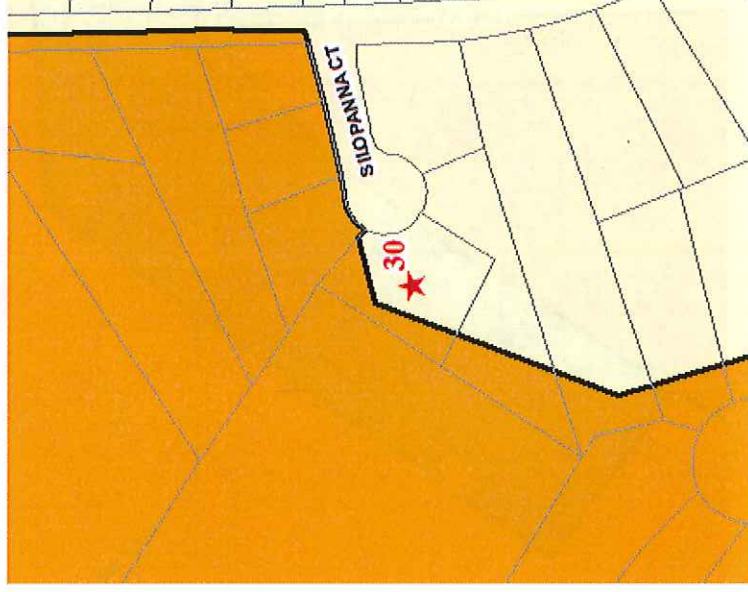
# 2015



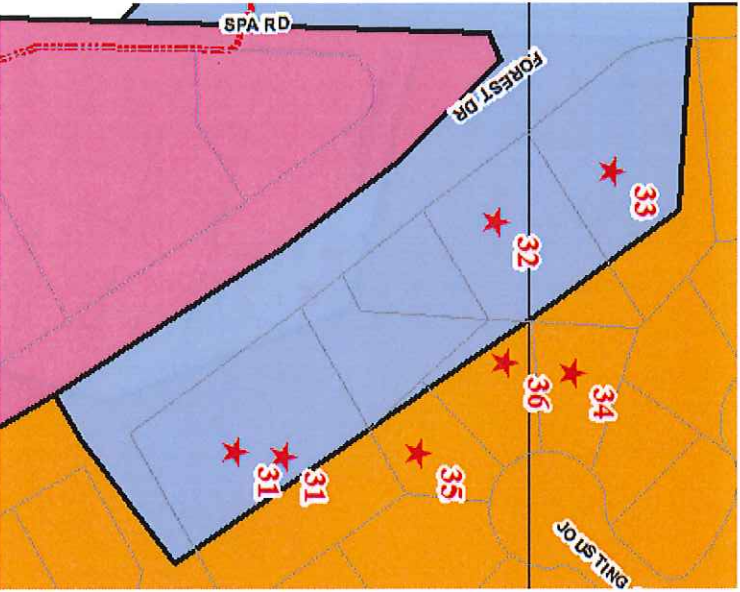
2005



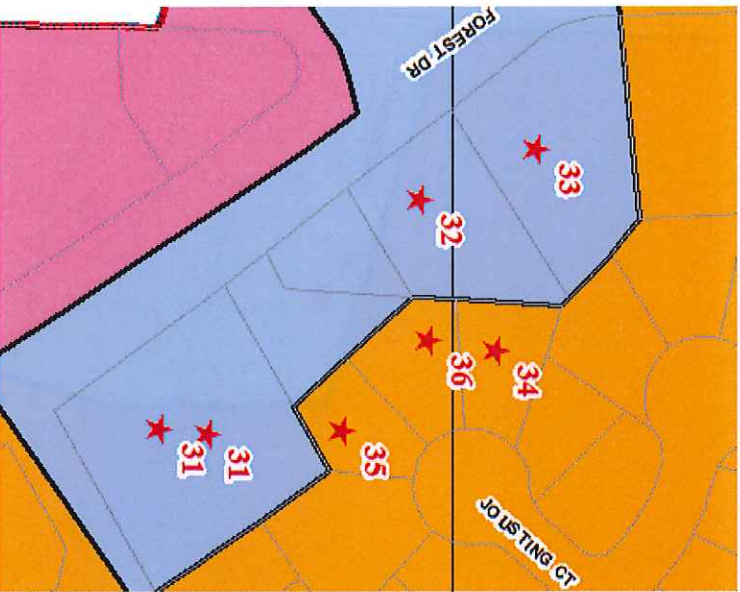
2015



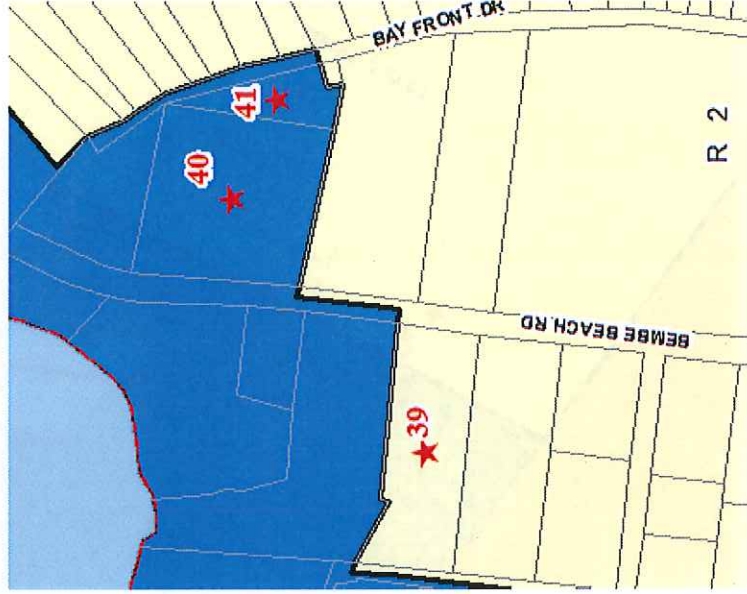
2005



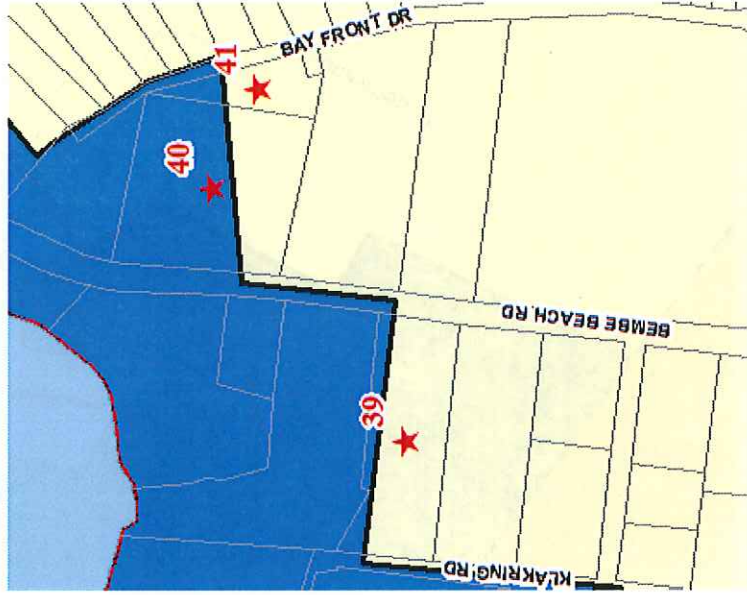
2015



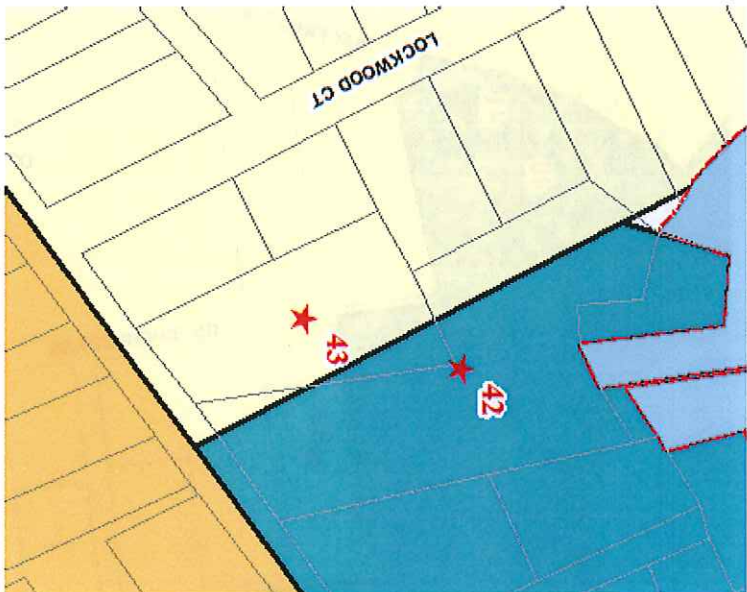
2015



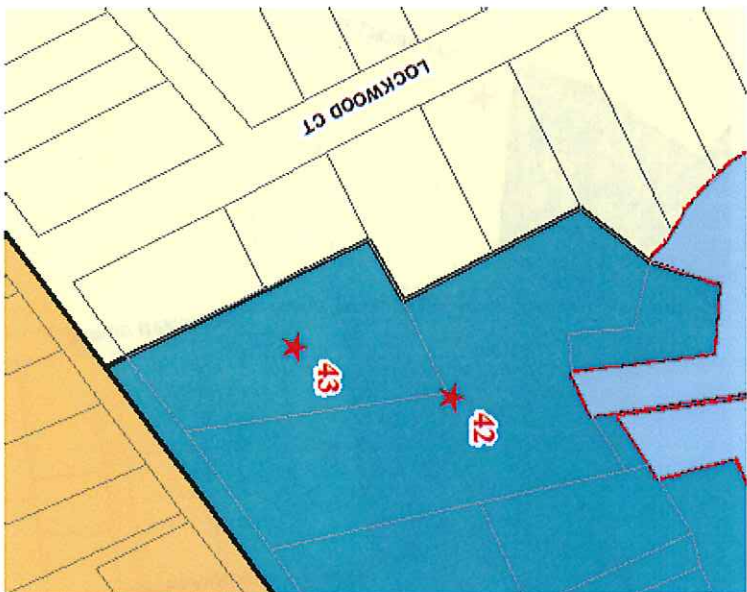
2005



2005

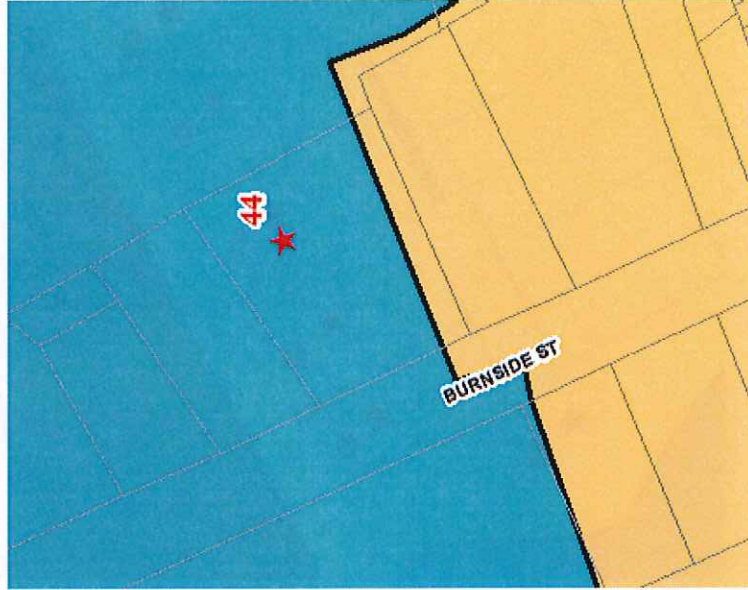


2015

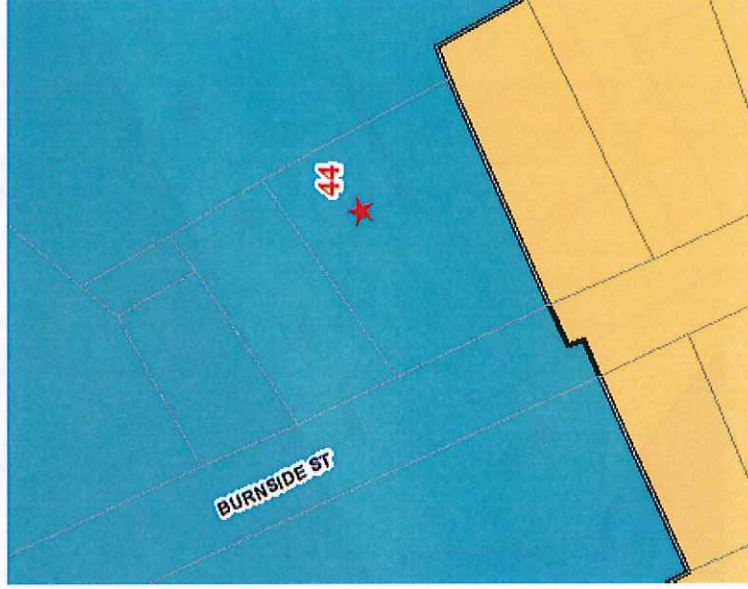




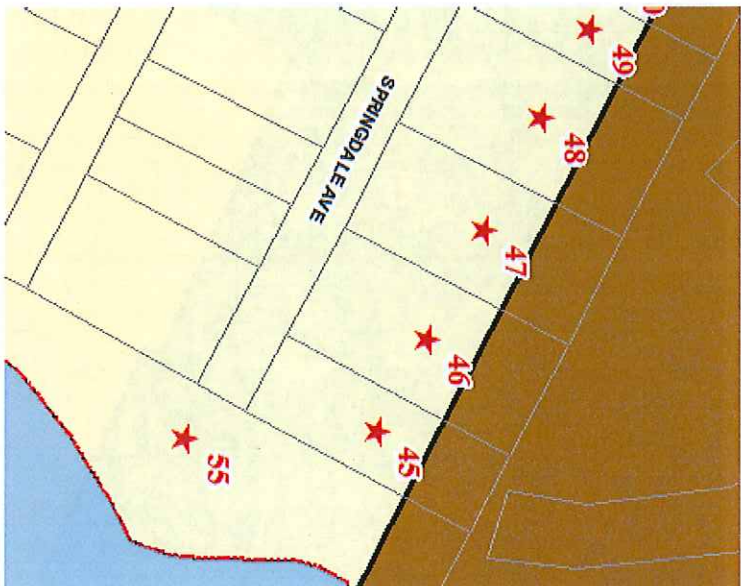
2005



2015



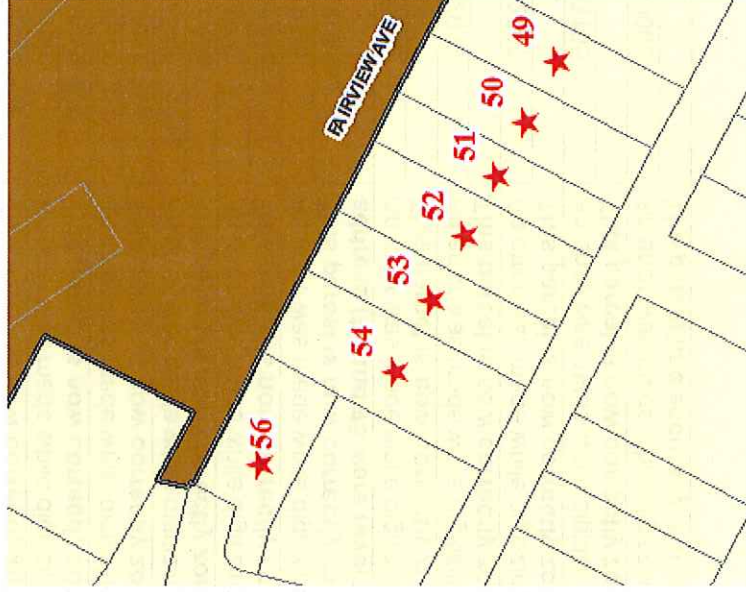
2005



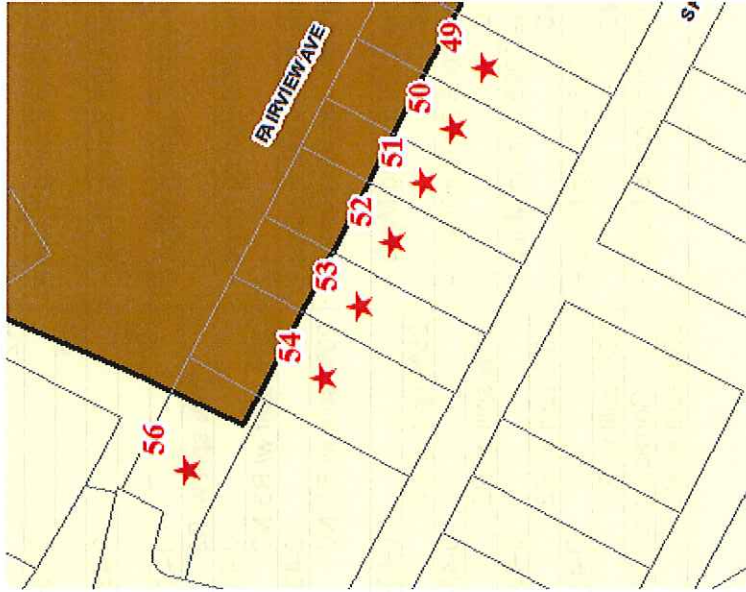
2015



2015



2005



2015 Zoning Map Changes by Address, Appendix B

#	Map #	Area Title	Ordinance/ Reference	
			Old	New
	Parcel ID	Change		
	Address			
	<b>51B</b>	<b>Outer West St Area</b>		
1	020600090059195	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as all R3-NC.</b>	Split w/ R2	0-43-88A All R3-NC
2	020600090059194	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as all R3-NC.</b>	R2	0-43-88A R3-NC
3	020600090059193	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as all R3-NC.</b>	R2	0-43-88A R3-NC
4	020600090059192	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as all R3-NC.</b>	R2	0-43-88A R3-NC
5	020667590012349	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as all R2.</b>	10% split w/ R3	0-43-88A All R2
6	020667500835800	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as all R2.</b>	20% split w/ R3-NC	0-43-88A All R2
7	020667501111600	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as all R2 and now has the correct address (#3 and #5 were reversed).</b>	20% split w/ R3-NC	0-43-88A All R2
8	0206000080355800	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3-NC.</b>	25% split w/ R2	0-43-88A All R3-NC
9	020600001062012	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3-NC.</b>	25% split w/ R2	0-43-88A All R3-NC
10	020600002802500	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3-NC.</b>	40% split w/ R2	0-43-88A All R3-NC
11	020600002802105	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3-NC.</b>	50% split w/ R2	0-43-88A All R3-NC
12	020600001889000	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel line accuracy is now up to date.</b>	50% split w/ R2	Correct parcel lines and O-43-88A 90% R3-NC

51C		Inner West St. and Taylor Ave. Areas	
13	020600090023839 1301 West St.	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3-NC.</b>	O-43-88A 20% split w/ R2 All R3-NC
14	020600008276800 1303 West St.	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3-NC.</b>	O-43-88A 20% split w/ R2 All R3-NC

Prepared by Sally Nash, Chief of Comprehensive Planning, Planning & Zoning Department of the City of Annapolis. Tel: 410-263-7949.

51E		Aris T. Allen Blvd. and Forest Dr. Areas	
15	020600001406373 1790 Forest Dr. p.0161	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps Split w/ PM2 on rear All R2
16	020633001733000 403 S Cherry Grove Ave	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps 25% split w/ R3 All R1
17	020633003473215 405 S Cherry Grove Ave	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps R3 R1
18	020633008691600 402 Merryman Rd	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps 10% split w/ R3 All R1
19	020633008685000 404 Merryman Rd	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps 75% split w/ R3 All R1
20	020633001980130 406 Merryman Rd	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps 75% split w/ R3 All R1
21	020633006725500 408 Merryman Rd	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps Split w/ R3 All R1
22	020633003742205 410 Merryman Rd	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps 25% split w/ R3 All R1
23	Condominiums Heritage Ct p.1874	An error was made while digitizing documents for the 2005 Zoning Maps -- <b>This parcel is now correctly zoned as ALL R3.</b>	1993 Zoning Maps 10% split w/ R1 All R3

51F		Hilltop Ln. and Spa Rd. Areas	
24	020600001407402 Hilltop Ln. p.0015	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The R2 and R3 lines are now correct.</b>	1993 Zoning Maps R3/R2 lines shifted
25	0206000009176520 351 Hilltop Ln. p.2112	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The R2 and R3 lines are now correct.</b>	1993 Zoning Maps R3/R2 lines shifted
26	020682890035114 4 Streamwood Ct.	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The parcel is now all R2.</b>	1993 Zoning Maps All R2
27	020682890035112 5 Streamwood Ct.	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The parcel is now split R2 and R3.</b>	1993 Zoning Maps Split R2 and R3
28	020682890035111 6 Streamwood Ct.	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The parcel is now split R2 and R3.</b>	1993 Zoning Maps Split R2 and R3
29	020682890045865 10 Streamwood Ct.	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The parcel is now zoned as ALL R2.</b>	1993 Zoning Maps Split
30	020682990084117 4 Silopanna Ct.	An error was made while digitizing documents for the 2005 Zoning Maps. -- <b>The R2 and R3 lines are now correct.</b>	1993 Zoning Maps R3 and R2 lines shifted
31	020600090086067 020600002725207 1606 Forest Dr.	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL P. See Map 511 for overflow</b>	O-27-76
32	020600005293409 1614 Forest Dr.	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL P.</b>	Shown w/ R3 All P
33	020600005293408 1616 Forest Dr.	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL P.</b>	Shown w/ R3 All P
34	020652590019842 1405 Jousting Ct.	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL R3.</b>	Shown w/ R3 All P
35	020652590019845 1406 Jousting Ct.	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL R3.</b>	Shown w/ P All R3
36	020652590019843 1407 Jousting Ct.	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL R3.</b>	Shown w/ P All R3
37	020682990004155 105 Boxwood Rd	An error was made while digitizing documents for the 2005 Zoning Maps.	Shown w/ P All R3
38	020682990004156 107 Boxwood Rd	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps 70% R2 and 30%R3 1993 Zoning Maps 45% R2 and 65%R3 50% split R2/R3

52D		Eastport and Bembe Beach Peninsula Areas	
39	020600090026340 7038 Bembe Beach Rd.	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL R2.</b>	0-49-87A and 0-49-87 Split w/ WMI All R2
40	020600090013685 Bembe Beach Rd. p.2469	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now zoned as ALL WMI.</b>	0-49-87A and 0-49-87 Split w/ R2 All WMI
41	020600090215947 Bay Front Dr. p.2455	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now zoned as ALL WMI.</b>	0-49-87A and 0-49-87 Split w/ R2 All WMI
42	020600007040600 808 Boucher Ave.	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL WME.</b>	0-49-87A and 0-49-87 Split w/ R2 All WME
43	020600007682000 814 Boucher Ave.	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL WME.</b>	0-49-87A and 0-49-87 Split w/ R2 All WME
44	020600005962100 309 Burnside Ave.	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL WME.</b>	0-49-87A and 0-49-87 Split w/ R2-NC All WME



<b>52G Bay Ridge Ave. and Edgewood Rd. Areas</b>				
45	020600003047800 700 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
46	020600009006200 706 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
47	020600003200160 708 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
48	020600005398400 710 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
49	0206000090230541 714 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
50	020600002402400 716 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
51	0206000090221056 718 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
52	020600007120400 720 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
53	0206000090221055 722 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
54	020600004939200 728 Springdale Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
55	020600006094900 Springdale Ave. p.0206	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2
56	0206000090007688 790 Parkwood Ave.	An error was made while digitizing documents for the 2005 Zoning Maps - <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps 20% split w/ R4	All R2

