

# CZMP Proposed Zoning Changes

Every four years Baltimore County goes through the Comprehensive Zoning Map Process (CZMP) which permits anyone to apply for a change in zoning for any property in Baltimore County. We are currently in the midst of this process and two properties within our boundaries are the subject of such requests.

The Association has been, and will continue to be, actively involved with both of the following projects. Our active role includes organizing and participating in many meetings with stakeholders (including directly impacted neighbors) as well as providing input to, and working with, the County's Department of Planning and Councilwoman Vicki Almond.

## **Issue No. 2-008**, 1628 W. Joppa Road

Requested change: From DR3.5 (residential) to CB (community business)

Purpose of request: Royal Farms purchased the property next to its store (0.31 acres with vacant blue house) with the intent of enlarging and reconfiguring its parking lot.

Discussions are ongoing with the goal of bringing significant upgrades to this prominent corner including improved ingress/egress, landscaping, better lighting and signage.

## **Issue No. 2-018**, 6241-6247 Falls Road

Requested change: From BR-AS (Business Roadside/Automotive Service) to BM-CT (Business Major/Commercial Town Center Core)

Purpose of request: Vanguard Equities, Inc., the contract purchaser of this six acre property (which is currently occupied by Hollins Organic and several commercial tenants), wishes to re-develop this property as a mixed use project, including retail and residential components and additional public parking for Lake Roland. The change in zoning is needed to permit residential use together with retail.

This zoning request represents an upgrade from the current zoning and the proposed concept plan for mixed-use fits well with our *Community Plan 2010* which has a goal of upgrading the Bare Hills area with more mixed-use development. The purchaser has been working closely with our Bare Hills committee to design the project in such a way as to meet or exceed the goals of our Community Plan 2010 and will provide several opportunities to hear our community's comments.

The proposed development would eliminate several curb cuts along Falls Road and would funnel traffic to an existing signalized intersection at Falls Road and Clarkview Road. The project will be required to go through the full County development process ensuring opportunities for public input.

Councilman David Marks (5th District) also raised a few zoning issues within our area. Councilman Marks's goal "is to lower the development potential in these areas. For Greenwood, the proposal is to place the property into the Neighborhood Commons zoning classification, which is essential open space zoning. In west Towson, I am looking to lower the development potential of the Joppa Road ridge line, undeveloped land near Blakehurst and land along Charles Street near Towson University."

**Issue No. 5-113**, Southeast corner of Greenwood Road and Charles Street (Board of Education property)

Size: 26.02 acres

Existing zoning: Primarily DR1 (residential/one house per acre)

Requested zoning: DR1-NC

Note: NC = Neighborhood Commons (which is basically open space zoning)

**Issue No. 5-157**, 1005 W. Joppa Road (Blakehurst)

Size: 20.68 acres

Existing zoning: DR2 (residential/two houses per acre)

Proposed zoning: DR2 (to be discussed)

**Issue No. 5-161**, 100' buffer around the western edge of GBMC

Size: 15.09 acres

Existing zoning: DR2 (residential/two houses per acre)

Proposed zoning: DR2 (to be discussed)

Please visit [www.baltimorecountymd.gov/Agencies/planning/zoning/czmp2016/](http://www.baltimorecountymd.gov/Agencies/planning/zoning/czmp2016/) for the latest on these zoning requests and for dates of public hearings. We will also post information on our website [www.rrlraia.org](http://www.rrlraia.org). We encourage you to contact us at [office@rrlraia.org](mailto:office@rrlraia.org) to share your opinions of these requests.

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