City of Annapolis
DEPARTMENT OF PLANNING AND ZONING
145 Gorman Street, 3rd 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 subdivison 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.
- **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

..Title

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

..Body

CITY COUNCIL OF THE
City of Annapolis

Ordinance No. O-41-15

Introduced by: Mayor Pantelides

Referred to
Planning Commission
Rules and City Government

AN ORDINANCE concerning

A Comprehensive Zoning District Map Amendment and Technical Update

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

BY repealing and reenacting the following portions of the Code of the City of Annapolis, 2014 Edition:

Section 21.06.020
Section 21.08.050
Section 21.56.180
Section 21.59.050
Section 21.59.070

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

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

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

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

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

21.06.020 - Zoning District Map.

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

21.08.050 - Planning and Zoning Director.

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

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

1. Decide applications for demolition permits pursuant to the provisions of Chapter 21.14.

2. Decide applications for administrative interpretations pursuant to the provisions of Chapter 21.16.

3. Decide applications for administrative adjustments pursuant to the provisions of Chapter 21.18.

4. Decide applications for major and minor site plan review pursuant to the provisions of Chapter 21.22.

5. Decide applications for extensions of planned developments pursuant to the provisions of Chapter 21.24.

6. Decide applications for determinations of nonconforming use status pursuant to the provisions of Chapter 21.68.

7. Hear and decide applications for change of nonconforming use pursuant to the provisions of Chapter 21.68.

8. Conduct inspections of buildings, structures and use of land to determine compliance with the terms of this Zoning Code.

9. Take appropriate enforcement action with regard to alleged violations of this Zoning Code.

10. Maintain permanent and current records made under this Zoning Code, including, but not limited to, all maps, amendments, planned developments, special exceptions, variances, appeals, use permits and applications.

11. Provide and maintain public information related to this Zoning Code.

12. CERTIFY ADJUSTMENTS TO A ZONING DISTRICT LINE IF MORE ACCURATE PARCEL INFORMATION SUCH AS A SEALED SURVEY PLAT OR A RECORDED PLAT BECOMES AVAILABLE AND EVIDENCE CLEARLY INDICATES THAT THE PROPERTY BOUNDARY WAS INTENDED TO MATCH THE ZONING DISTRICT LINE. THE DIRECTOR SHALL PROVIDE WRITTEN NOTICE TO ALL OWNERS OF PROPERTY WHO ARE IMPACTED BY THE PROPOSED LINE ADJUSTMENT.

~~12~~13. Initiate or direct from time to time a study of the provisions of this Zoning Code, and make reports or recommendations to the Planning Commission not less frequently than once a year.

~~13~~14. Coordinate the exchange of information between the City's Department of Planning and Zoning and the Anne Arundel County School Board to facilitate accurate and timely data about school capacity of those Annapolis feeder system schools that serve the residents of the City of Annapolis.

~~14~~15. Provide input into Anne Arundel County planning documents on school capacity and make necessary recommendations to Anne Arundel County regarding additional school facilities or capital improvements to existing facilities.

21.56.180 - Special height limit districts.

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

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

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

D. Regulations.

1. No building in the special height limit district 1 may exceed a total height of thirty-two feet and a height of twenty-two feet at the cornice or lower roofline measured at the front setback line.

2. No building in the special height limit district 2 may exceed a total height of thirty-eight feet and a height of twenty-eight feet at the cornice or lower roofline measured at the front setback line.

3. No building in the special height limit district 3 may exceed a total height of forty-five feet and height of thirty-five feet at the cornice or lower roofline measured at the front setback line.

21.59.050 - Definitions of Zone 1 and Zone 2.

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

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

21.59.070 - Building design guidelines.

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

B. Zone 2.

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

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

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

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

3. Height.

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

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

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

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

EXPLANATION

CAPITAL LETTERS indicate matter added to existing law.
~~Strikethrough~~ indicates matter stricken from existing law.
<u>Underlining</u> indicates amendments

Staff Report
Ordinance O-41-15

A COMPREHENSIVE ZONING MAP AMENDMENT AND TECHNICAL UPDATE

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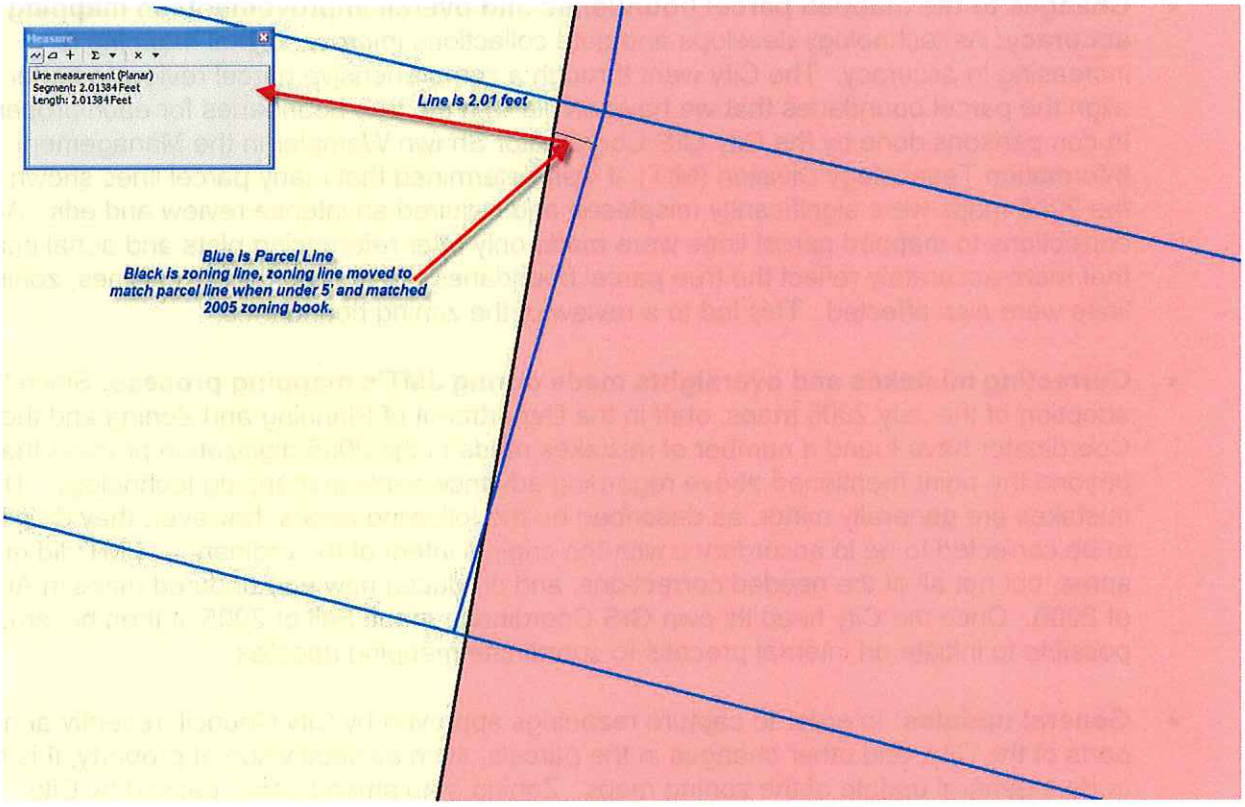

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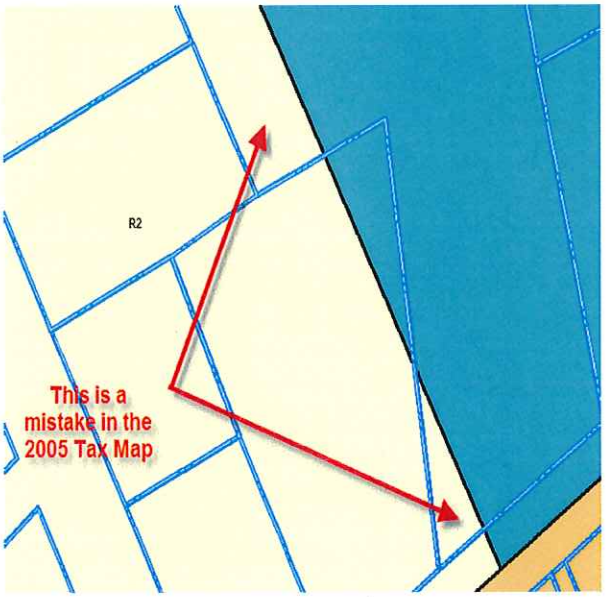
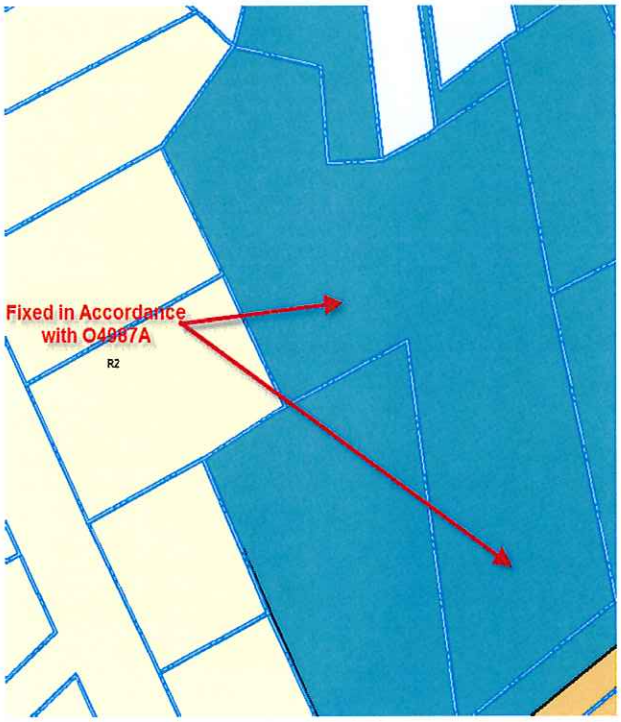
- For example, in the WME zoning near Boucher Ave. in Eastport, there was a discrepancy found in the 2005 adopted zoning maps compared to previously adopted zoning maps. These lines were adjusted and documented to show that Ordinance O-49-87A was referred to and used to correct the zoning of this area.





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

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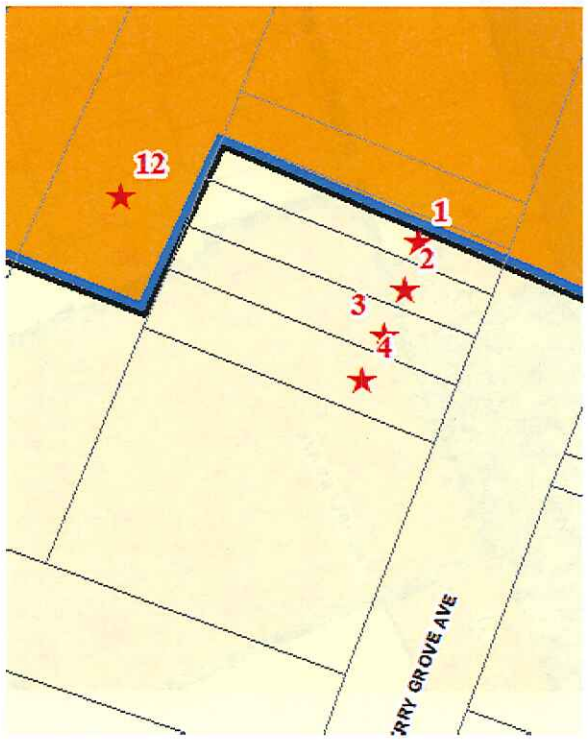

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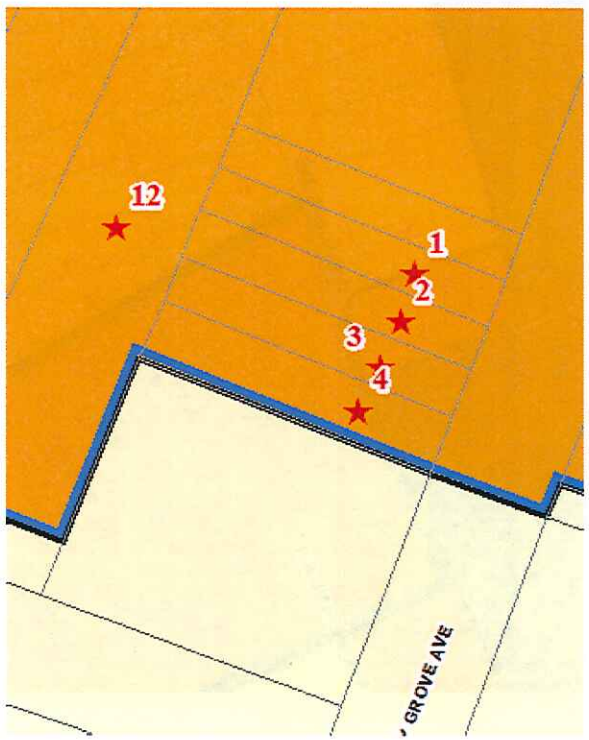

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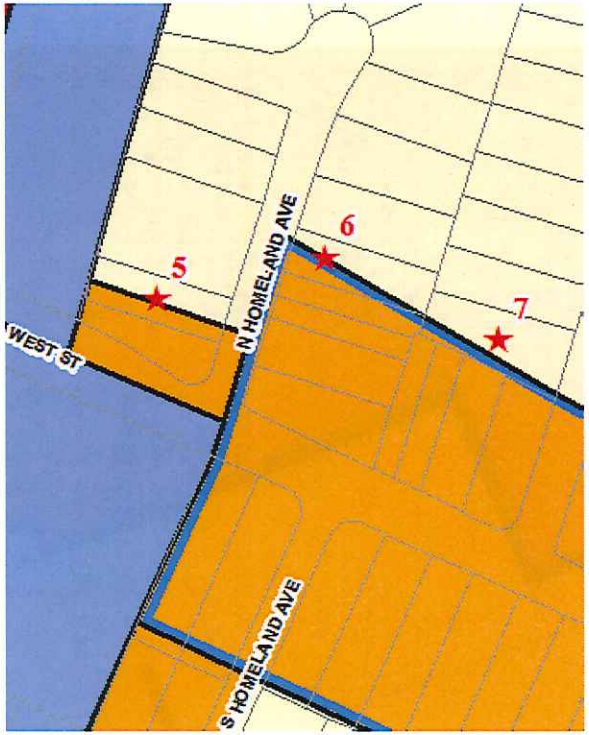
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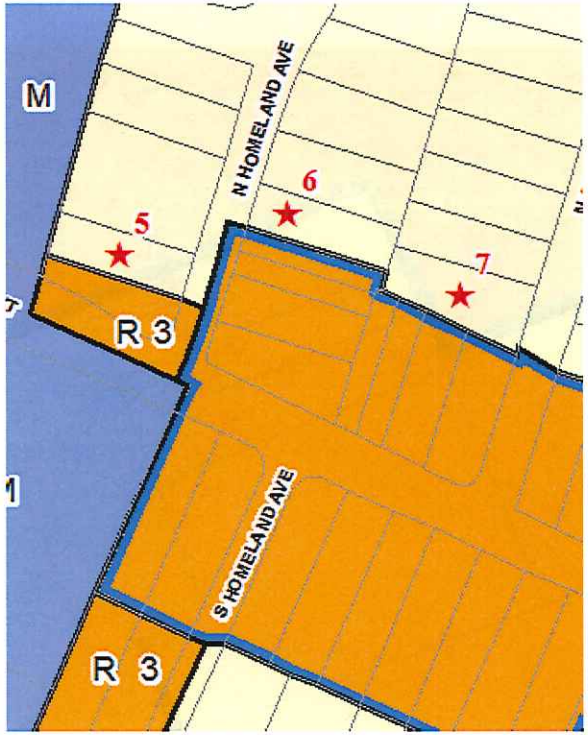
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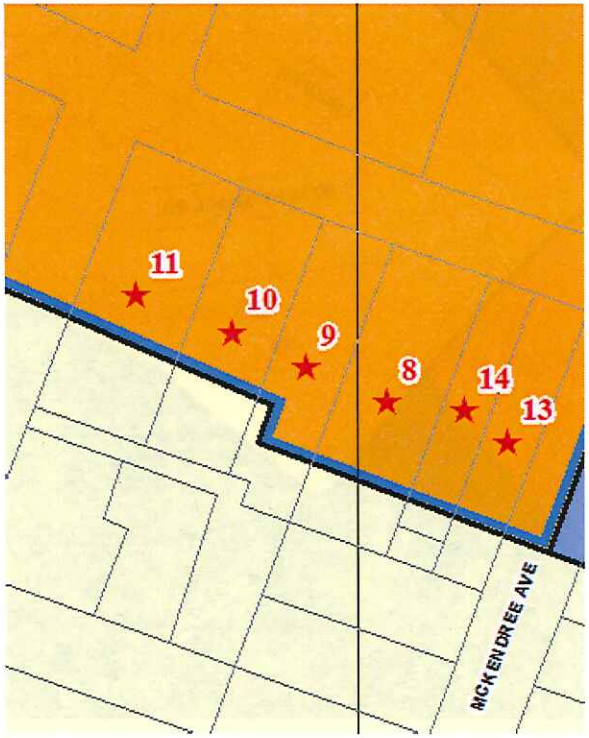

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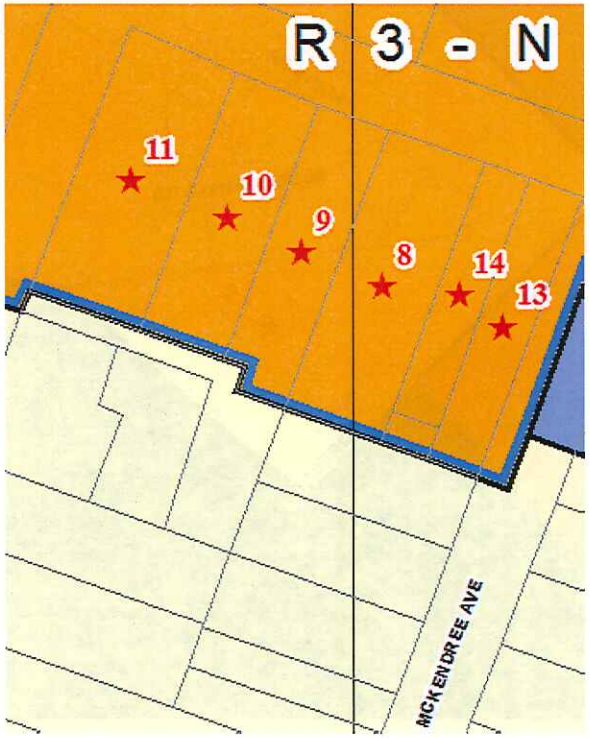

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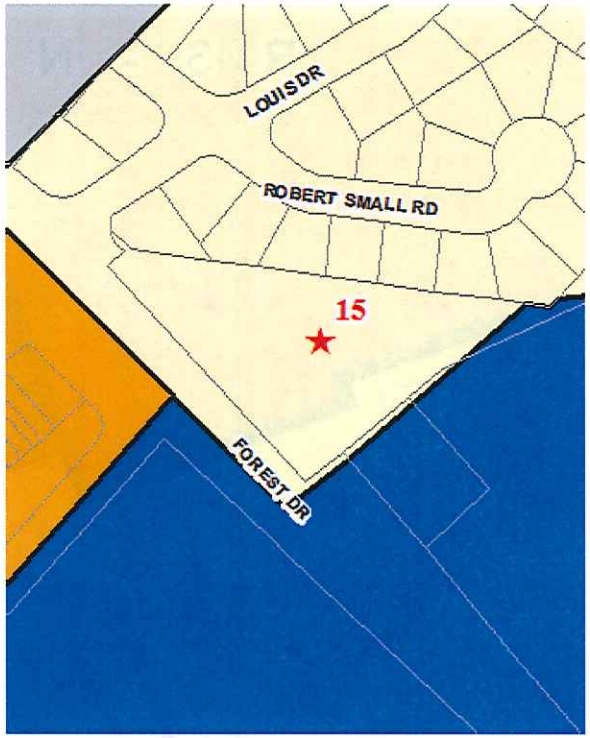
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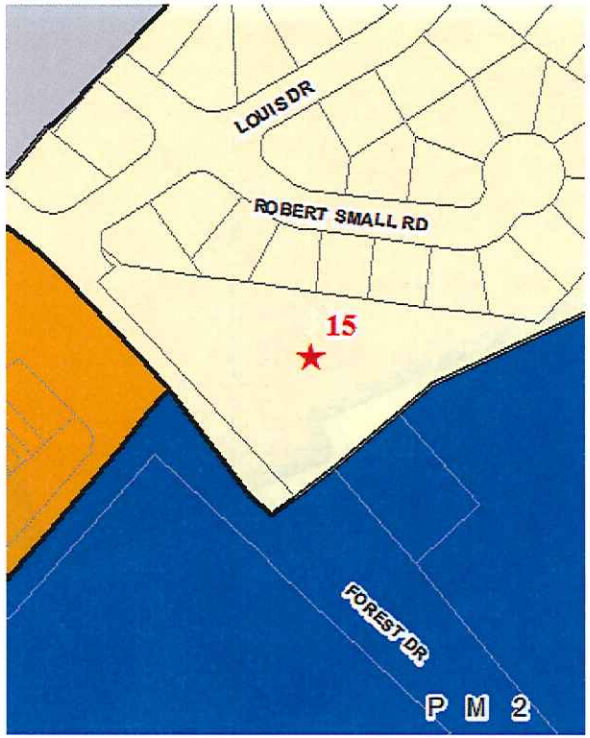
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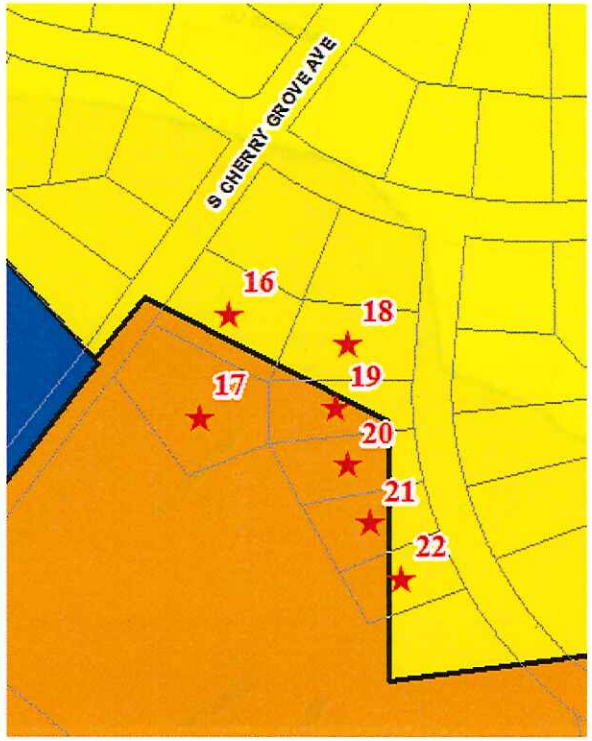
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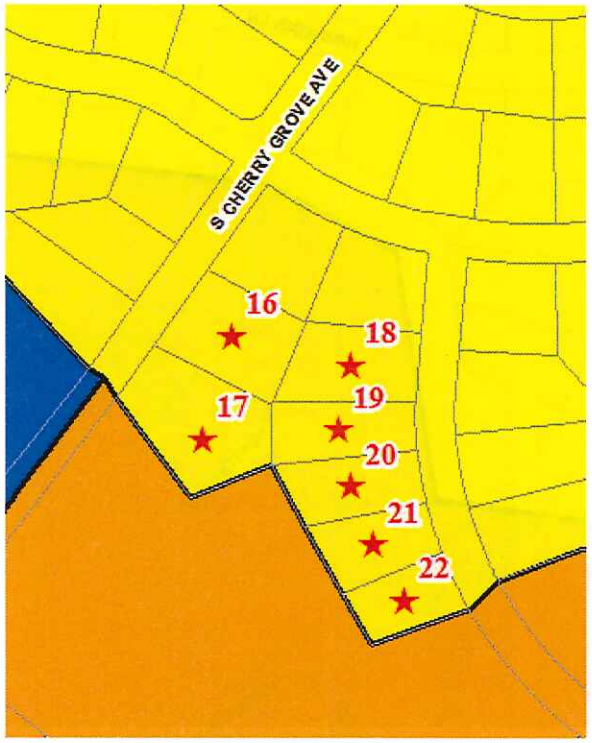
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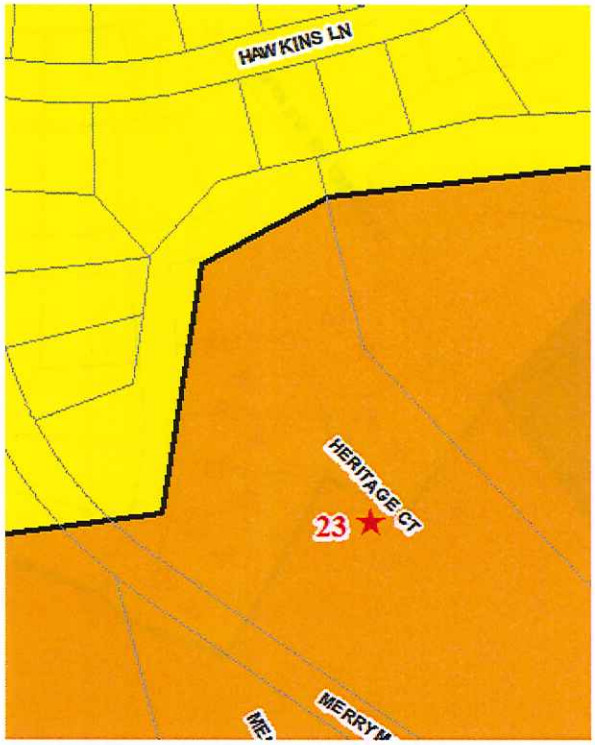
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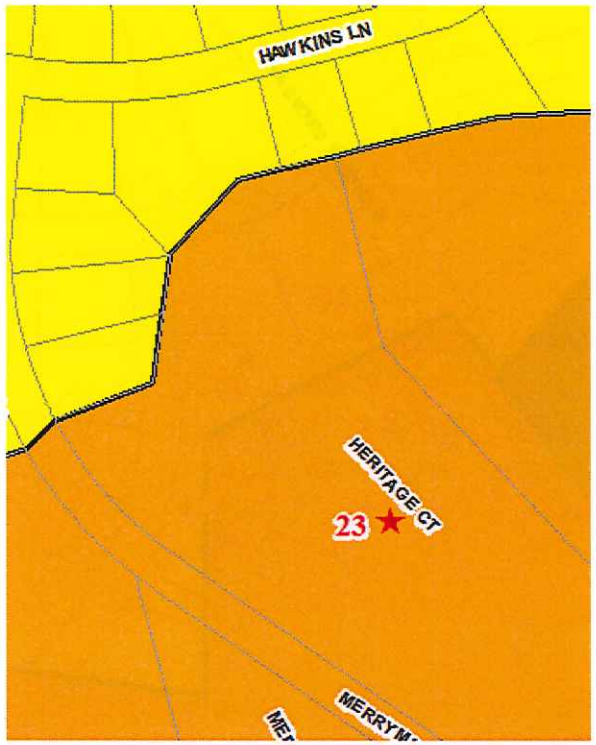
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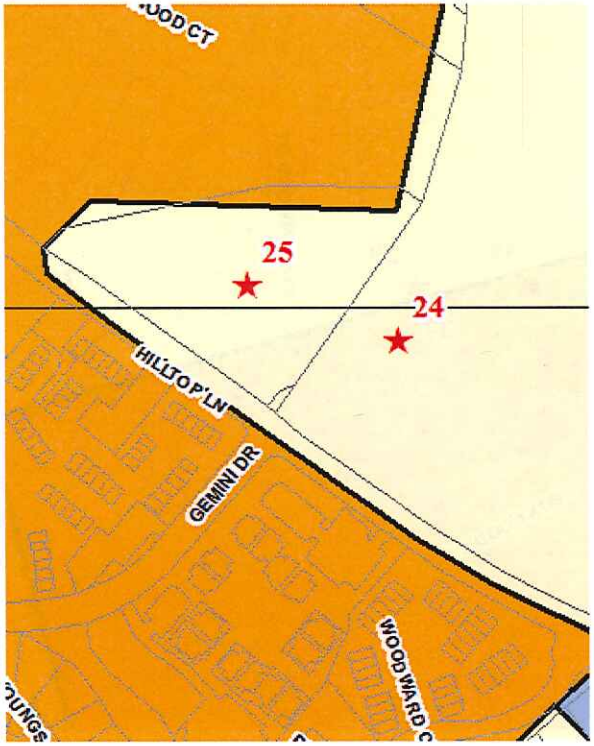

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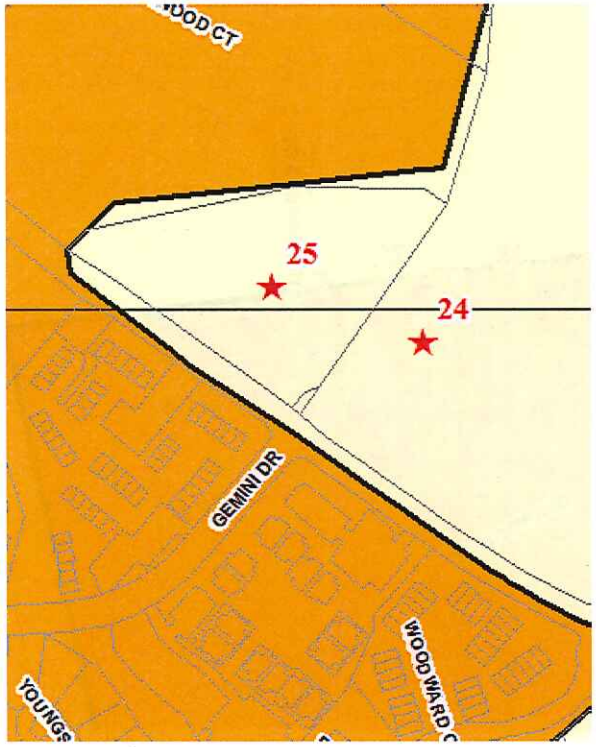

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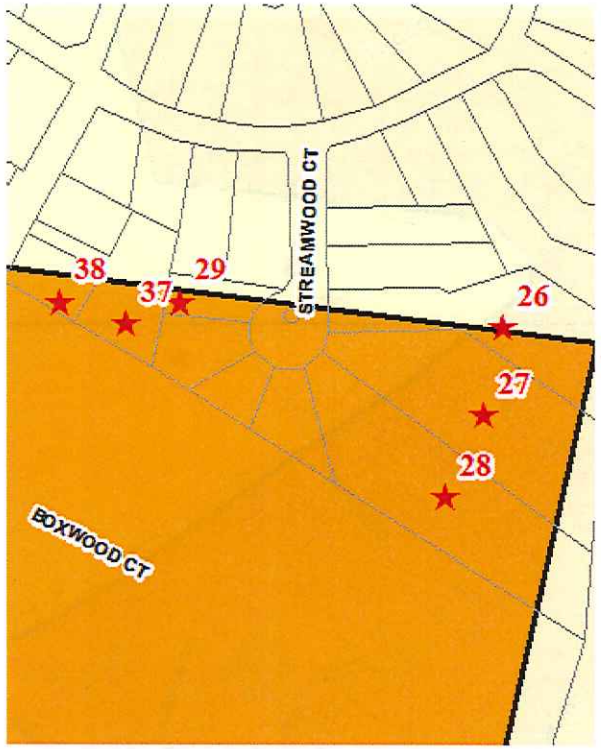
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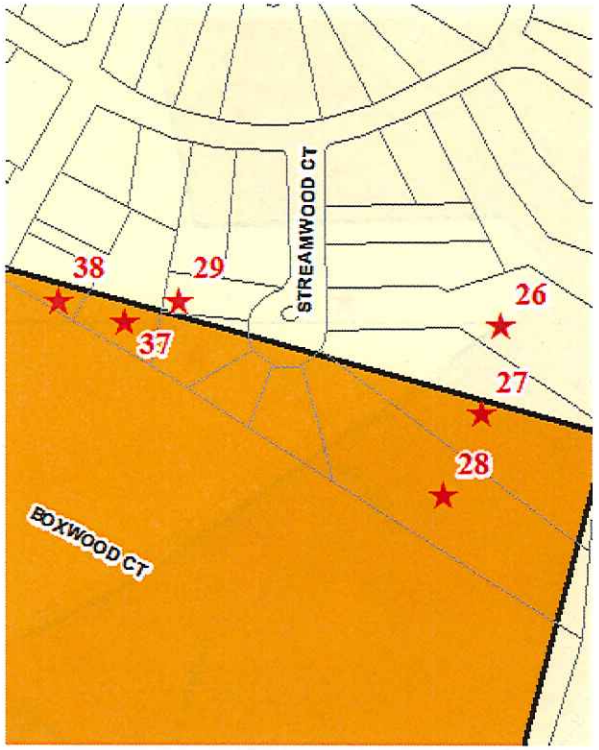
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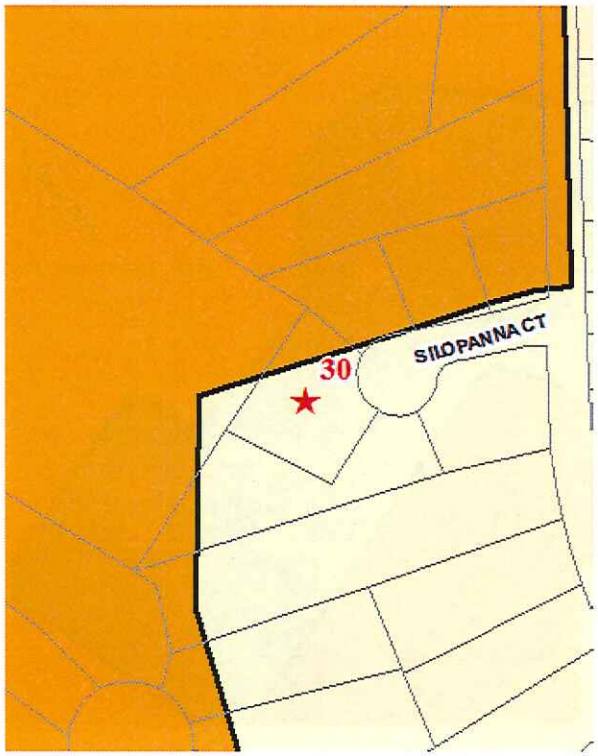

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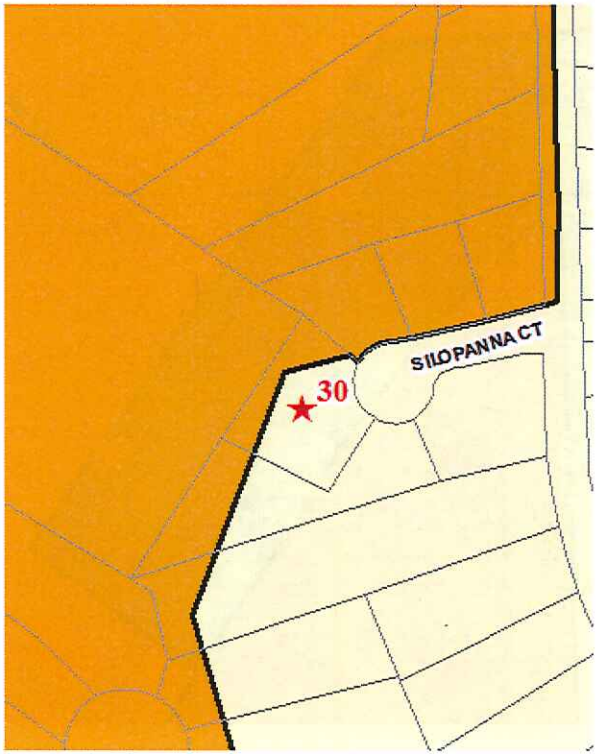

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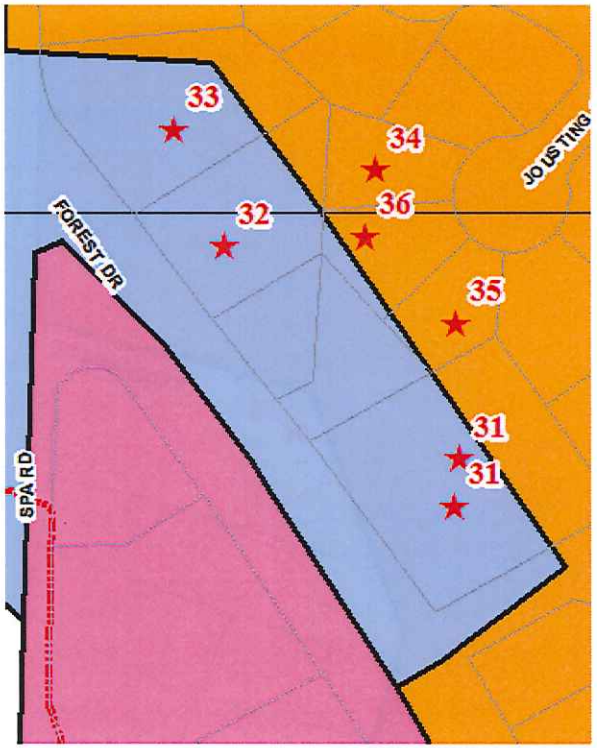
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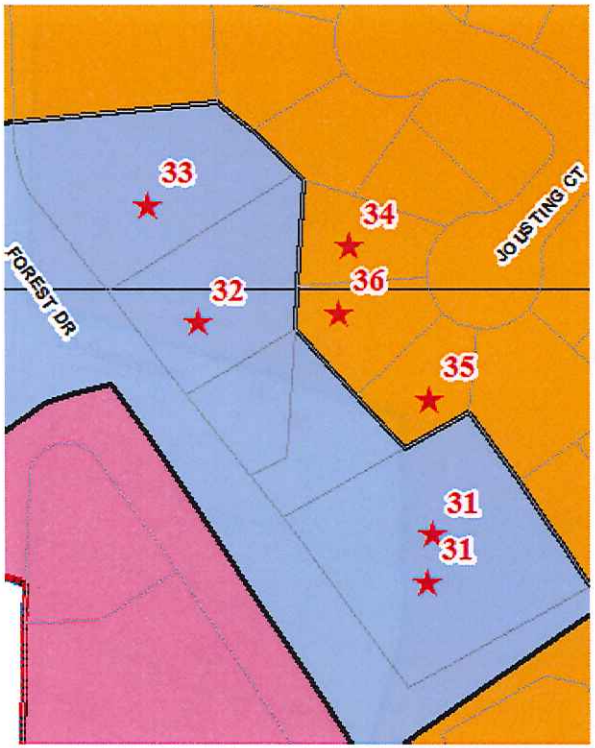
2015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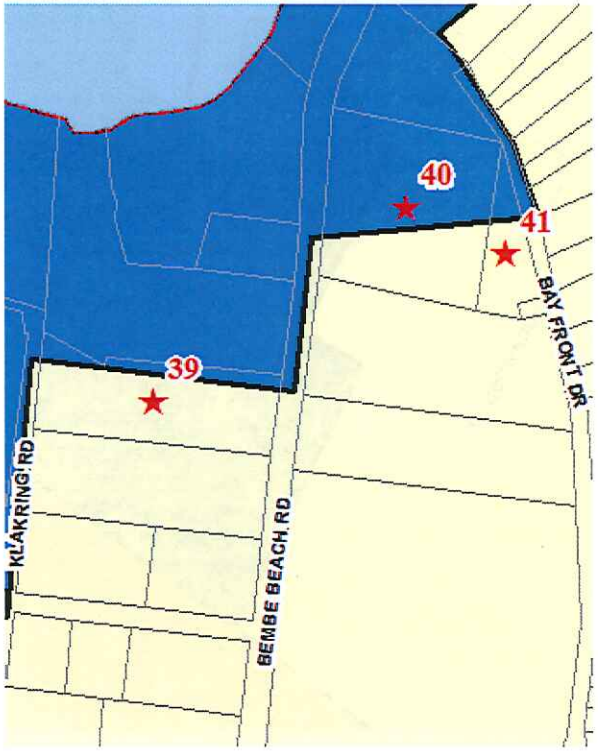
FOREST DR
JO US TING CT

2005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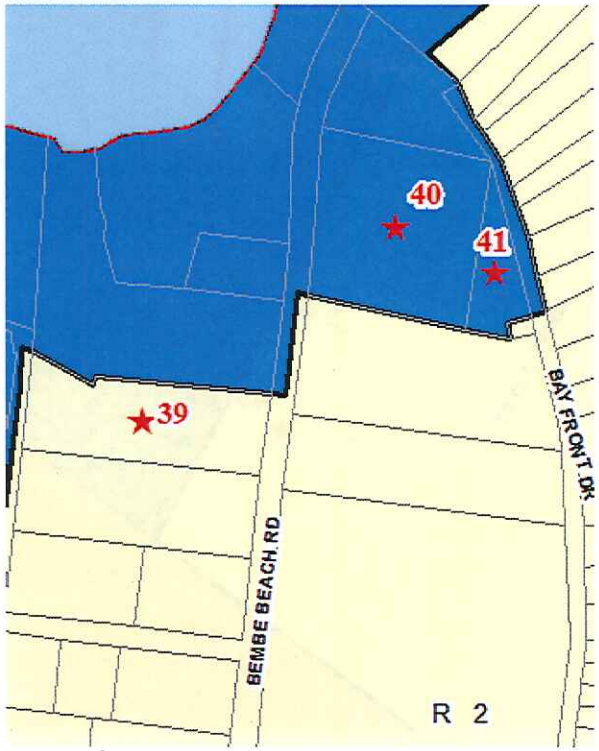
KLAKRING RD
BEMBE BEACH RD

2015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BAY FRONT DR
BEMBE BEACH RD
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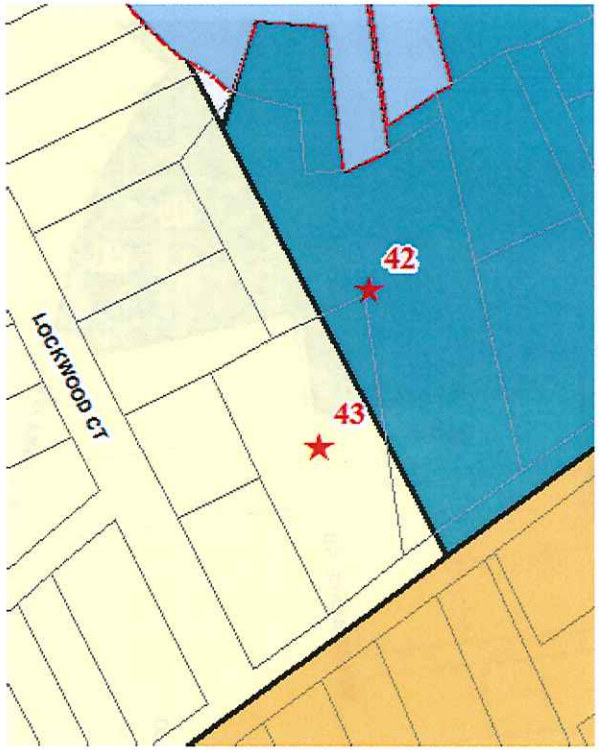
2005



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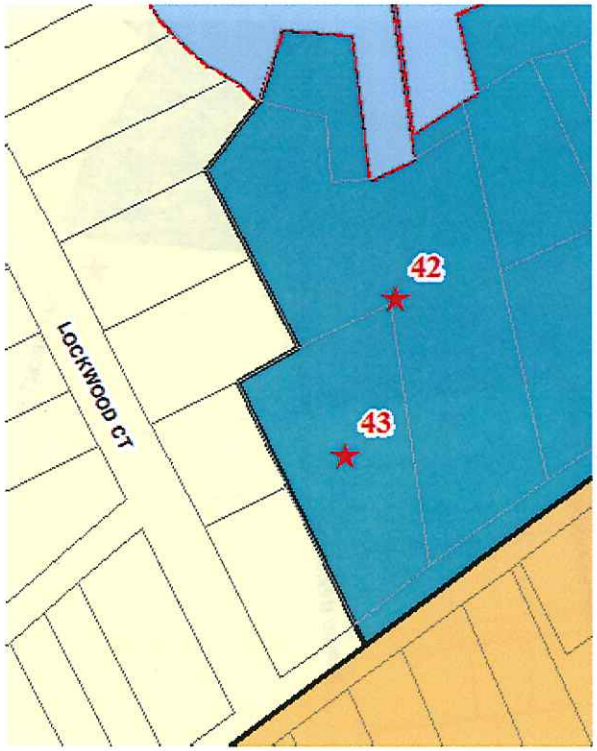

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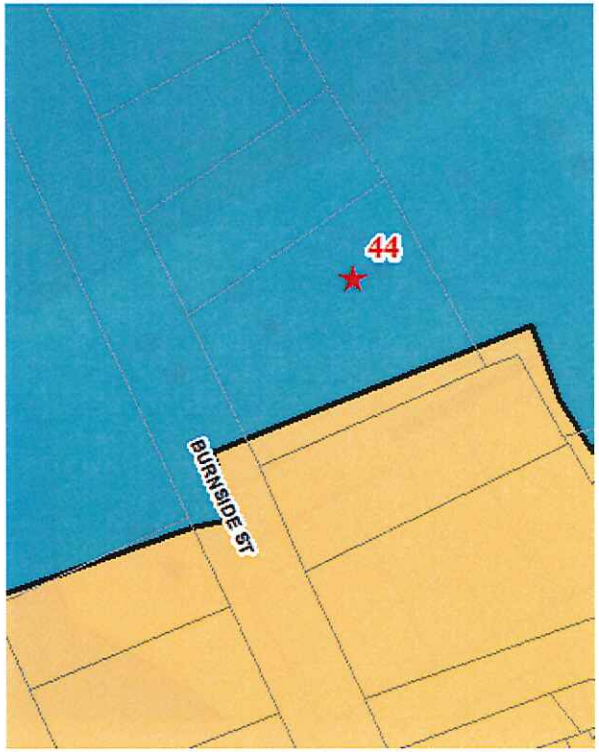

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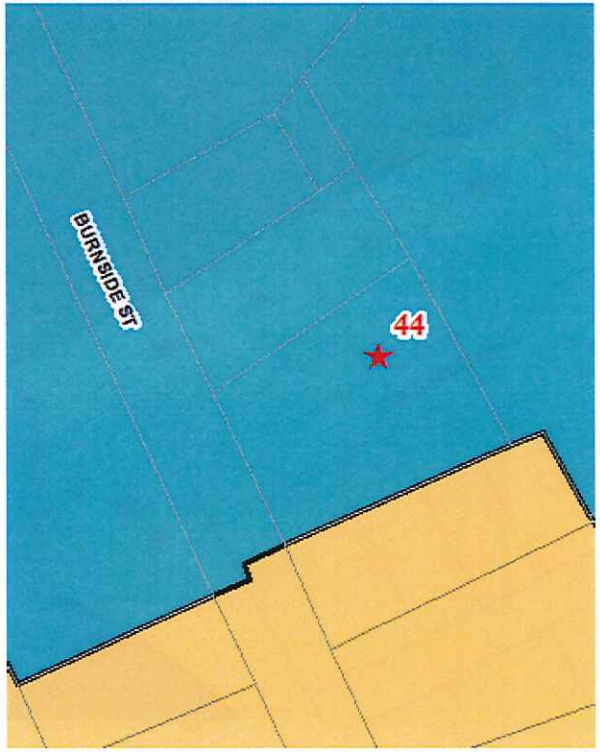

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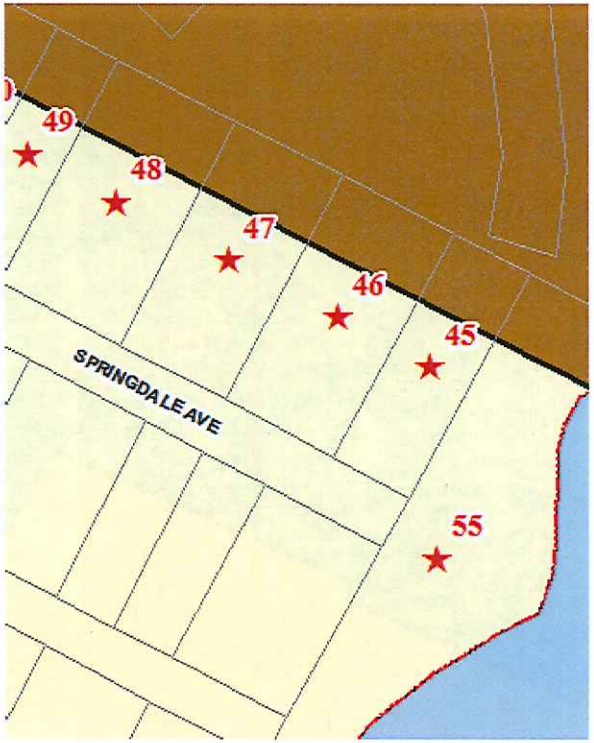
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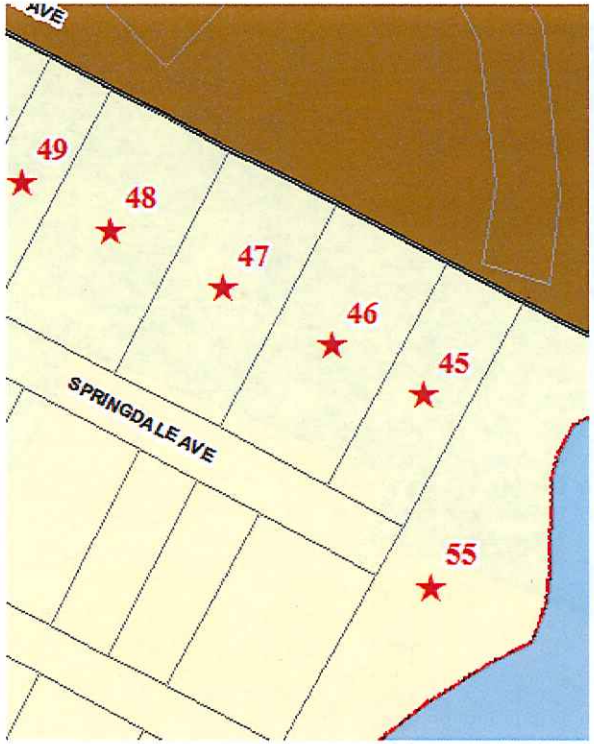
SPRINGDALE AVE

2015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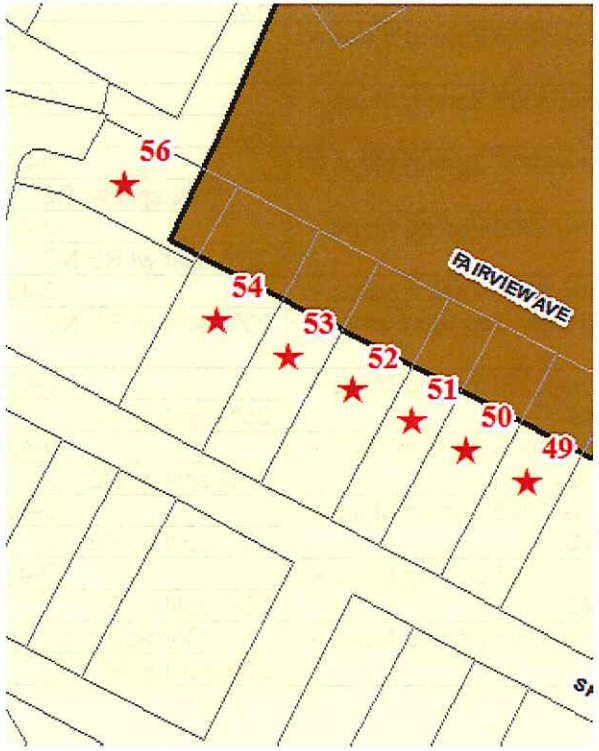
SPRINGDALE AVE

2005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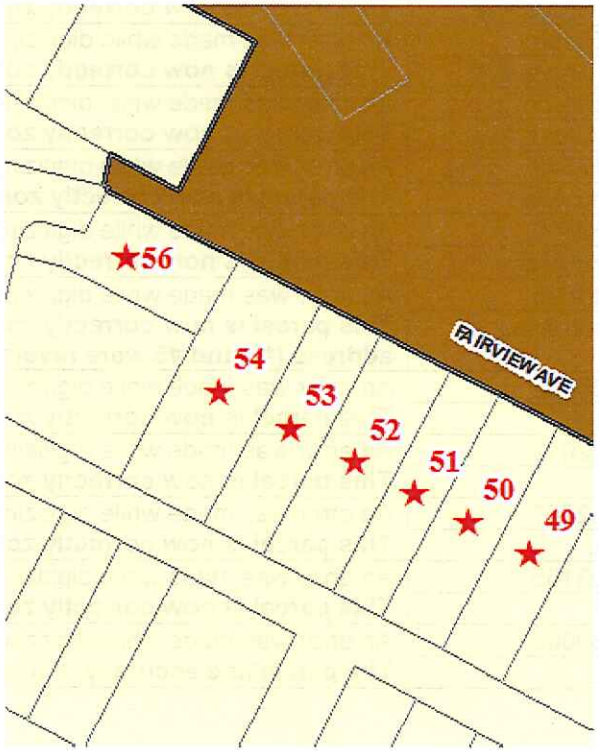
FAIRVIEW AVE

2015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FAIRVIEW AVE

2015 Zoning Map Changes by Address, Appendix B

#	*Map #*	*Area Title*		
	Parcel ID	*Change*	*Ordinance/ Reference*	
	Address		*Old*	*New*
	51B	**Outer West St Area**		
1	020600090059195	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	8 S. Cherry Grove Ave	**This parcel is now correctly zoned as all R3-NC.**	Split w/ R2	All R3-NC
2	020600090059194	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	10 S. Cherry Grove Ave	**This parcel is now correctly zoned as all R3-NC.**	R2	R3-NC
3	020600090059193	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	12 S. Cherry Grove Ave	**This parcel is now correctly zoned as all R3-NC.**	R2	R3-NC
4	020600090059192	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	14 S. Cherry Grove Ave	**This parcel is now correctly zoned as all R3-NC.**	R2	R3-NC
5	020667590012349	An error was made while digitizing documents for the 2005 Zoning Maps –	O-43-88A	
	3 N. Homeland Ave.	**The parcel is now correctly zoned as all R2.**	10% split w/ R3	All R2
6	020667500835800	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	8 N. Homeland Ave.	**This parcel is now correctly zoned as all R2.**	20% split w/ R3-NC	All R2
7	020667501111600	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	3 N. Southwood Ave.	**This parcel is now correctly zoned as all R2 and now has the correct address (#3 and #5 were reversed).**	20% split w/ R3-NC	All R2
8	020600008035800	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	1305 West St.	**This parcel is now correctly zoned as ALL R3-NC.**	25% split w/ R2	All R3-NC
9	020600001062012	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	1309 West St.	**This parcel is now correctly zoned as ALL R3-NC.**	25% split w/ R2	All R3-NC
10	020600002802500	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	1311 West St.	**This parcel is now correctly zoned as ALL R3-NC.**	40% split w/ R2	All R3-NC
11	020600002802105	An error was made while digitizing documents for the 2005 Zoning Maps –	O-43-88A	
	1313 West St	**This parcel is now correctly zoned as ALL R3-NC.**	50% split w/ R2	All R3-NC
12	020600001889000	An error was made while digitizing documents for the 2005 Zoning Maps –	Correct parcel lines and O-43-88A	
	1407 West St.	**The parcel line accuracy is now up to date.**	50% split w/ R2	90% R3-NC

	51C	Inner West St. and Taylor Ave. Areas		
13	020600090023839	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R3-NC.**	O-43-88A	
	1301 West St.		20% split w/ R2	All R3-NC
14	020600008276800	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R3-NC.**	O-43-88A	
	1303 West St.		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	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R2.**	1993 Zoning Maps	
	1790 Forest Dr. p.0161		Split w/ PM2 on rear	All R2
16	020633001733000	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	403 S Cherry Grove Ave		25% split w/ R3	All R1
17	020633003473215	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	405 S Cherry Grove Ave		R3	R1
18	020633008691600	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	402 Merryman Rd		10% split w/ R3	All R1
19	020633008685000	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	404 Merryman Rd		75% split w/ R3	All R1
20	020633001980130	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	406 Merryman Rd		75% split w/ R3	All R1
21	020633006725500	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	408 Merryman Rd		Split w/ R3	All R1
22	020633003742205	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R1.**	1993 Zoning Maps	
	410 Merryman Rd		25% split w/ R3	All R1
23	Condominiums	An error was made while digitizing documents for the 2005 Zoning Maps – **This parcel is now correctly zoned as ALL R3.**	1993 Zoning Maps	
	Heritage Ct p.1874		10% split w/ R1	All R3

	51F	Hilltop Ln. and Spa Rd. Areas		
24	020600001407402	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	Hilltop Ln. p.0015	**The R2 and R3 lines are now correct.**	R3/R2 lines shifted	
25	020600009176520	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	351 Hilltop Ln. p.2112	**The R2 and R3 lines are now correct.**	R3/R2 lines shifted	
26	020682890035114	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	4 Streamwood Ct.	**The parcel is now all R2.**	50% split w/ R3	All R2
27	020682890035112	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	5 Streamwood Ct.	**The parcel is now split R2 and R3.**	All R3	Split R2 and R3
28	020682890035111	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	6 Streamwood Ct.	**The parcel is now split R2 and R3.**	All R3	Split R2 and R3
29	020682890045865	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	10 Streamwood Ct.	**The parcel is now zoned as ALL R2.**	Split	All R2
30	020682990084117	An error was made while digitizing documents for the 2005 Zoning Maps.–	1993 Zoning Maps	
	4 Silopanna Ct.	**The R2 and R3 lines are now correct.**	R3 and R2 lines shifted	
31	020600090086067 020600002725207	There was an error in original drafting of ordinance O-27-76. **The parcel is now correctly shown as ALL P.**	O-27-76	
	1606 Forest Dr.	**See Map 51I for overflow**	Shown w/ R3	All P
32	020600005293409	There was an error in original drafting of ordinance O-27-76.	O-27-76	
	1614 Forest Dr.	**The parcel is now correctly shown as ALL P.**	Shown w/ R3	All P
33	020600005293408	There was an error in original drafting of ordinance O-27-76.	O-27-76	
	1616 Forest Dr.	**The parcel is now correctly shown as ALL P.**	Shown w/ R3	All P
34	020652590019842	There was an error in original drafting of ordinance O-27-76.	O-27-76	
	1405 Jousting Ct.	**The parcel is now correctly shown as ALL R3.**	Shown w/ P	All R3
35	020652590019845	There was an error in original drafting of ordinance O-27-76.	O-27-76	
	1406 Jousting Ct.	**The parcel is now correctly shown as ALL R3.**	Shown w/ P	All R3
36	020652590019843	There was an error in original drafting of ordinance O-27-76.	O-27-76	
	1407 Jousting Ct.	**The parcel is now correctly shown as ALL R3.**	Shown w/ P	All R3
37	020682990004155	An error was made while digitizing documents for the 2005 Zoning Maps.	1993 Zoning Maps	
	105 Boxwood Rd		70% R2 and 30%R3	75% R2 25% R3
38	020682990004156	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	107 Boxwood Rd		45% R2 and 65%R3	50% split R2/R3

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

	52G	Bay Ridge Ave. and Edgewood Rd. Areas		
45	020600003047800	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	700 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
46	020600009006200	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	706 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
47	020600003200160	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	708 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
48	020600005398400	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	710 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
49	020600090230641	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	714 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
50	020600002402400	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	716 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
51	020600090221056	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	718 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
52	020600007120400	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	720 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
53	020600090221055	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	722 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
54	020600004939200	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	728 Springdale Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
55	020600006094900	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	Springdale Ave. p.0206	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2
56	020600090007688	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps	
	790 Parkwoood Ave.	– **The parcel is now correctly zoned as ALL R2.**	20% split w/ R4	All R2