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Annapolis, MD 21401  
410-222-7450

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



November 1, 2023

JAMES G REESE, ET AL  
C/O SNUG HARBOR CIVIC ASSOCIATION  
PO BOX 62  
SHADY SIDE, MD 20764-0062

Re: **Comprehensive Zoning**

Dear Snug Harbor Civic Association,

The Office of Planning and Zoning is in the process of developing a Region Plan for southern portion of the County along the Chesapeake Bay. This region includes the Mayo Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy's Landing, North Beach, and parts of Edgewater and Friendship. The Region Plan is a community-driven land use plan that builds on the work of Plan2040—the Countywide General Development Plan—in smaller areas. One element of the Region Plan is an update of the Zoning Map. The Zoning Map applies the Zoning requirements for allowed uses, density, and scale of development in County Code (Article 18) to properties within Anne Arundel County.

The Office of Planning and Zoning staff and an appointed Stakeholder Advisory Committee are conducting a comprehensive review of the Zoning Map and will recommend changes. These 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.

The Office of Planning and Zoning is contacting property owners and Community and Homeowners Associations that own parcels that have:

- permanent conservation restrictions based on subdivision plats or other public records that are not currently zoned OS, and
- parcels that are currently split with OS and another zoning district

In the Anne Arundel County Code, the OS (open space) zoning district limits allowed uses to recreation, conservation and agricultural uses. The OS zoning district restricts development, but it does not allow public access to private property.

Snug Harbor includes areas that appear to be used as community open space and are identified on the Snug Harbor subdivision plat as "dedicated to use and protection of residents of Snug

Harbor" (Plat Book 10, page 8). These parcels have zoning split between OS, R5 (residential 5 units per acre) and R2 (residential, 2 units per acre). In your community, this includes the following parcel:

Tax ID: 774603890700, Parcel number: 234

The enclosed map shows the current zoning for your neighborhood. You can also view an online zoning map at [www.aacounty.org/zoning-map-viewer](http://www.aacounty.org/zoning-map-viewer) to see zoning for the entire County and search for your specific property.

Changes could be made to the zoning map to make the area around the marina MA1 (Community marina). The rest of the parcel could be zoned R5 to be consistent with the Plan2040 Planned Land Use Map and the adjacent residential lots. However, if the civic association, as the owner, wishes to zone that area OS to reflect the recreational and community uses, then the Planned Land Use Map could be changed to make them consistent.

Please contact our office to let us know your thoughts on zoning for this parcel.

As part of the Region Plan process, property owners or their representatives can apply for a Zoning change through the comprehensive zoning process from October 3, 2023 to November 30, 2023. An online form for applications is available at [www.aacounty.org/Region9](http://www.aacounty.org/Region9). You can also find more information on the Region Plan process, including ways for you to share your thoughts for the future of your community, at that website.

Please note that there will be future public review of any recommendation for a change in zoning designations. This will include review by the County Planning Advisory Board (expected to occur in fall 2024) and the County Council (anticipated for January - April 2025). The Zoning Map change would only become final when adopted by the County Council.

If you have questions regarding this letter please email [Region9@aacounty.org](mailto:Region9@aacounty.org) or call 410-222-7432.

Sincerely,

Eric Ketterling  
Senior Planner





### Adopted Zoning Districts

- MA1-Community Marina
- OS Open Space
- R1 Residential
- R5 Residential

- Homeowners Association
- Parcels
- Structures
- Subject Parcel(s)

