

MEMORANDUM

November 25, 2015

TO: Planning, Housing, and Economic Development Committee
FROM: Jeff Zyontz, Senior Legislative Analyst
SUBJECT: Zoning Text Amendment 15-06, Rural Cluster Zone – Land Use and Setbacks

Background

ZTA 15-06 as introduced would allow Retail/Service Uses of less than 5,000 square feet of floor area in the Rural Cluster zone as a limited use. The Committee conducted its first worksession on ZTA 15-06 on September 28, 2015. At the conclusion of that meeting, the Committee asked Executive Staff to suggest amendments that could accomplish its objective by amending the “Farm Supply, Machinery Sales, Storage, and Service” use. The Committee recognized the intent of the RC zone and did not believe that allowing general retail uses in the zone fit into that purpose.¹

The Executive Staff’s proposed revisions would redefine the “Farm Supply, Machinery, Sales, Storage, and Service” use, limit the condition under which the use would be allowed, and allow the use in the RC zones as a limited use (it is currently allowed only as a conditional use). The revised draft would retain the exemption for existing illegal structures in the RC zone.

Issues

What is the proposed redefinition of Farm Supply or Machinery Sales, Storage, and Service?

The proposed Executive Staff response to the Committee’s request would redefine the Farm Supply use as follows:

¹Section 4.3.4. Rural Cluster Zone (RC) Intent Statement

“The intent of the RC zone is to provide designated areas of the County for a compatible mixture of agricultural uses and very low-density residential development, to promote agriculture, and to protect scenic and environmentally sensitive areas. The RC zone permits an optional method Cluster Development alternative to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses.”

Farm Supply or Machinery Sales, Storage, and Service means the sales, storage, or service of farm supply materials and machinery used in farming for agricultural purposes or similar equipment service such as lawn care or household appliance repair. Farm Supply or Machinery Sales, Storage, and Service does not include sales, storage, or service of vehicles and other machinery not associated with farming or similar equipment service such as lawn care or household appliance repair.

Planning Staff would not recommend the definitional change. Planning Staff continues to stand by its position that a lawn maintenance facility as a principal use is not appropriate in the RC zone.

In Planning Staff's opinion, modifying the definition of "Farm Supply or Machinery Sales, Storage, and Service" to include lawn equipment repair stretches the common understanding of its meaning. Planning Staff believes that any change to this definition should limit lawn equipment repair as incidental to the principal use on a property. In no case should "household appliance repair" be included in the changed definition of "Farm Supply or Machinery Sales, Storage, and Service".

Staff agrees with Planning Staff. If the primary use of the property is turf production, then by all means, the incidental use of servicing that equipment should be allowable. The inclusion of "household appliance repair" is a door through which Maytag repairmen could ride with their accompanying delivery trucks. *At the very minimum, Staff recommends deleting the "household appliance repair" from the definition.*

Should the "Farm Supply" use be allowed as a limited use in the RC zone?

Currently, "Farm Supply or Machinery Sales, Storage, and Service" is allowed only as a conditional use in the AR and RC zones.² In Planning Staff's opinion, if lawn maintenance is allowed within the definition of "Farm Supply or Machinery Sales, Storage, and Service", the use should continue to be allowed only through the conditional use approval process. The proposed relaxation of the minimum acreage requirement and setback standards of the RC zone should, in the opinion of Planning Staff, be addressed by the Hearing Examiner's review of the conditional use application, to ensure compatibility of the use with surrounding development.

Staff recommends leaving "Farm Supply or Machinery Sales, Storage, and Service" as a conditional use. Even in the AR zone it is a conditional use. With the exception of overcoming the recommendations in an approved and adopted master plan, there is no logical reason to make the use more permissive in the RC zone than in the AR zone. The use has more potential to be a nuisance to residential uses in the RC zone.

Conditional uses must be consistent with master plan recommendations. In the opinion of Planning Staff, the core intent of ZTA 15-06, modified or not, is to allow a business where the master plan does not recommend businesses. Planning Staff concluded that ZTA 15-06 "is in conflict with the policies established in the master plan that include environmental protections recommending low impervious surface and low intensity land uses." (The proposed revision to ZTA 15-06 would address the maximum impervious area.) The area for business opportunities was just to the west on Spencerville

² The use is permitted in the GR and IM zones. It is a limited use in the NR zone. Currently, the provisions for a limited Farm Supply or Machinery Sales, Storage, and Service" use is more limited for lots abutting property in the AR zone. In such instances, use is limited to farm building supply and services that construct, stabilize, and repair farm accessory buildings, structures, and fences.

Road. The Master Plan identified those areas as a neighborhood retail center. The RC zoned land across from industrial zoning was identified as a low density community.

What conditions should apply to the use?

Executive Staff recommends allowing “Farm Supply or Machinery Sales, Storage, and Service” as a limited use where:

- 1) the subject lot is larger than 2.0 acres;
- 2) the subject lot abuts or is perpendicularly across a right-of-way from Industrial zoned land; and
- 3) the impervious area of the site does not exceed any impervious area recommendation in the master plan for the site.³

The second restriction (abuts or is perpendicularly across a right-of-way from Industrial zoned land) means that the ZTA will only impact property in the Burtonsville area.⁴ The third restriction on impervious area helps in achieving the environmental goals of the master plan. The point of contention is the minimum lot size.

The minimum lot size in the RC zone is 5 acres. *As a conditional use in the AR zone, the farm supply and equipment use must be on a minimum 5 acre lot.* The proposed lot size in ZTA 15-06 as introduced was 2.5 acres. ZTA 15-06 would expand the allowable uses for a substandard 2.5 acre sized lot. Allowing smaller lots at more intensive uses is contrary to the zone’s intent of providing a place for agricultural and very low density residential development.

The logic of allowing more intensive uses on smaller lots is questionable. Lots and parcels that have not changed size or shape since 1958 are allowed a building permit for an allowable use (residential or agricultural), but currently such lots are not allowed a different use. Whereas the current code holds landowners harmless from their small lot status, ZTA 15-06 would make it advantageous for a small lot or parcel.

Should currently illegal buildings be made legal?

The proposed effective date of ZTA 15-06 is October 30, 2014. ZTA 15-06 would make buildings that have substandard setbacks, on substandard sized lots with substandard frontage, legal.⁵ This is counter to the Council’s action on the Zoning Rewrite. Under the Zoning Rewrite, only buildings that were

³ Burtonsville is the only area of the County that has RC zoning in proximity to Industrial zoning. There are 5 sites in this area greater than 2.5 acres. Of the 5 sites that are greater than 2.5 acres (sites 1, 3, 8, 9, and 10 on the attached map on © 11), sites 8 and 10 adhere to the lot area requirement (minimum 5 acres) and all of the frontage and building setback parameters of the zone (according to GIS measurements). Parcel 3 meets the lot area requirement (minimum 5 acres) and does not meet the lot width at the front street (flag lot), but meets all other frontage and building setback requirements. Parcel 1 does not meet the lot width requirements, but meets all building setbacks. Parcel 9 does not meet the lot width requirements at the front. The building on Parcel 9 does not meet the side setback requirement. Parcel 9 is the only parcel that requires all of the provisions of ZTA 15-06. There is an existing service use of this property (Pat’s Outdoor Equipment) that is not permitted by the current code but would be permitted under ZTA 15-06.

⁴ This land does not “confront” Industrial zoned land because the definition of confronting in zoning code is limited to lots across a narrower road than Route 198. The requirement for confronting property was in ZTA 15-06 as introduced.

⁵ Pat’s Outdoor Equipment operates in the only building in the RC zone and across a right-of-way from industrially zoned land with substandard setbacks, on a substandard sized lot with substandard frontage.

legal when the new code became effective retained their legal status. The Council did **not** make illegal buildings legal.

Staff Recommendation: Disapprove ZTA 15-06. The ZTA, particularly in expanding the uses available for undersized parcels, is not consistent with the intent of the RC zone or the relevant master plan.

<u>This Packet Contains</u>	<u>© number</u>
ZTA 15-06 as revised by the Executive	1 – 7
Planning Board Recommendation	8 – 9
Planning Staff Recommendation	10 – 12
Map of Burtonsville properties	13

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Zoning Text Amendment No.: 15-06
Concerning: Rural Cluster Zone –
Land Use and Setbacks
Draft No. & Date: 2 – 11/24/15
Introduced: 3/24/15
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: The District Council at the Request of the County Executive

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- expand the land uses allowed in the RC zone under certain circumstances; and
- revise the setbacks in the RC zone.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

- DIVISION 59-3.1. “Use Table”
- Section 59-3.1.6. “Use Table”
- DIVISION 59-3.5. “Commercial Uses”
- Section 59-3.5.2. “Farm Supply or Machinery Sales, Storage, and Service”
- [[Section 59-3.5.11. “Retail Sales and Service”]]
- DIVISION 59-7.7. “Exemptions and Nonconformities”
- Section 59-7.7.1. “Exemptions”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment or by ZTA 14-09.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment or text added by this amendment in addition to ZTA 14-09.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment or indicates a change from ZTA 14-09.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-3.1 is amended as follows:**

2 **DIVISION 3.1. Use Table**

3 * * *

4 **Section 3.1.6. Use Table**

5 The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay
6 zones under Division 4.9.

USE OR USE GROUP	Definitions and Standards	Ag	Rural Residential		
		AR	R	RC	RNC
AGRICULTURAL					
* * *					
Farm Supply, Machinery Sales, Storage, and Service	3.2.5	C		[[C]] <u>L/C</u>	
* * *					
COMMERCIAL					
* * *					
RETAIL SALES AND SERVICE	3.5.11				* * *
Combination Retail	3.5.11.A				
Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B			[[L]]	
Retail/Service Establishment (5,001 - 15,000 SF)	3.5.11.B				
Retail/Service Establishment (15,001 - 50,000 SF)	3.5.11.B				
* * *					
Key: P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use Not Allowed					

7 * * *

8 **Sec. 2. DIVISION 59-3.2 is amended as follows:**

9 **DIVISION 3.2. Agricultural Uses**

10 * * *

11 **Section 3.2.5. Farm Supply or Machinery Sales, Storage, and Service**

12 **A. Defined**

13 Farm Supply or Machinery Sales, Storage, and Service means the sales,
14 storage, or service of farm supply materials and machinery used in farming
15 for agricultural purposes or similar equipment service such as lawn care or
16 household appliance repair. Farm Supply or Machinery Sales, Storage, and
17 Service does not include sales, storage, or service of vehicles and other
18 machinery not associated with farming.

19 **B. Use Standards**

20 1. Where Farm Supply or Machinery Sales, Storage, and Service is
21 allowed as a limited use [and], it must satisfy the following standards:

22 a. If the subject lot abuts property in the AR zone, this use is
23 limited to farm building supply and services that construct,
24 stabilize, and repair farm accessory buildings, structures, and
25 fences.

26 b. If the following standards are satisfied, the use is allowed:

27 i. the minimum lot area is 2.0 acres;

28 ii. it abuts or is located perpendicularly across a right-of-
29 way from property in an Industrial zone;

30 iii. the impervious area of the site does not exceed any
31 impervious area recommendation for the site in the
32 master plan; and

33 iv. the subject lot does not abut property in the AR zone.

34 * * *

35 **Sec. 3. DIVISION 59-3.5 is amended as follows:**

36 **DIVISION 3.5. Commercial Uses**

37 * * *

38 **Section 3.5.11. Retail Sales and Service**

39 * * *

40 **B. Retail/Service Establishment**

41 **1. Defined**

42 Retail/Service Establishment means a business providing personal
43 services or sale of goods to the public. Retail/Service Establishment
44 does not include Animal Services (see Section 3.5.1, Animal Services)
45 or Drive-Thru (see Section 3.5.14.E, Drive-Thru).

46 **2. Use Standards**

47 a. Where a Retail/Service Establishment is allowed as a limited
48 use, it must satisfy the following standards:

49 * * *

50 [[ix. In the RC zone, a Retail Service Establishment is allowed
51 only if the site is:

52 (a) larger than 2.5 acres; and

53 (b) abutting or confronting Industrial zoned land.]]

54 * * *

55 **Sec. 4. DIVISION 59-7.7 is amended as follows:**

56 **Division 7.7. Exemptions and Nonconformities**

57 **Section 7.7.1. Exemptions**

58 * * *

59 **D. Residential Lots and Parcels**

60 * * *

61 **8. Exempted Lots, [and] Parcels, and Buildings in the Rural Cluster**
62 **Zone**

63 a. A lot or a parcel in the Rural Cluster (RC) zone, in addition to
64 other exemptions in this subsection, is exempt from the
65 minimum area requirements and dimension requirements of the
66 Rural Cluster zone, but must satisfy the requirements of the
67 zone applicable to it before its classification to the RC zone if:

68 [a] i. the property owner held title to the property before June
69 4, 1974;

70 [b] ii. a reduced lot size is required for a lot created for a
71 detached house; and

72 [c] iii. the child of the property owner, or the spouse of a child,
73 or the parents of the property owner will reside in the
74 house on the additional lot.

75 b. Any parcel with an existing building on October 30, 2014 is
76 exempt from the minimum lot area and frontage requirement.
77 Any existing building located on any lot or parcel on October
78 30, 2014 is exempt from the minimum side setbacks of the
79 zone.

80 * * *

81 **Sec. 5. Effective date.** This ordinance becomes effective on October 30,
82 2014.

83

84 This is a correct copy of Council action.

85

86

87 Linda M. Lauer, Clerk of the Council

9



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 5, 2015

TO: The County Council for Montgomery County, Maryland, sitting as the District Council for the Maryland-Washington Regional District in Montgomery County, Maryland

FROM: Montgomery County Planning Board

SUBJECT: Zoning Text Amendment No. 15-06

BOARD RECOMMENDATION

The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed Zoning Text Amendment No. 15-06 at our regular meeting on April 30, 2015. By a vote of 4:0, (Commissioner Dreyfuss was absent), the Planning Board recommends denial of the text amendment to allow a Retail/Service Establishment (up to 5,000 SF) as a limited use in the RC zone if the site is larger than 2.5 acres and abuts or confronts industrially zoned land. The ZTA also exempts any parcel with an existing building on it as of October 30, 2014 from the minimum lot area and frontage requirement and exempts any existing building located on any lot or parcel on October 30, 2014 from the minimum side setbacks of the zone. The Board believes that the ZTA is inconsistent with the intent of the RC zone and is in conflict with policies established in master plans.

The intent of the RC zone is to provide designated areas of the County for a compatible mixture of agricultural uses and very low-density residential development, to promote agriculture, and to protect scenic and environmentally sensitive areas. The RC zone permits an optional method Cluster Development alternative to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses. The Board believes that relaxing the land use requirements to permit a retail service (regardless of the limitation on size) possibly unrelated to agriculture is inconsistent with the intent of the RC zone.

ZTA No 15-06 would allow a Retail/Service Establishment as a limited use on a minimum lot area of 2.5 acres—half the lot size required for any other use located on RC zoned property under the standard method of development unless the lot area is exempted under the provisions of Section 59.7.7.1.D.8. ZTA No. 15-06 proposes to relax these

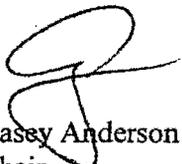
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The Honorable George Leventhal
May 5, 2015
Page 2

provisions further by exempting a parcel that has an existing building on it (as of October 30, 2014) from the minimum lot area and frontage requirements of the RC zone (five acre minimum lot area and 300 feet frontage) and by exempting any existing building from the minimum side setbacks of the zone. The Board believes that the proposed relaxation of standards conflicts with policies established in master plans that have recommendations for low intensity land uses in watershed areas. The proposed language allowing any existing building to remain ignores the legal status of a building or a use (Section 7.7.1.A), and further exempts these buildings from certain development standards.

CERTIFICATION

This is to certify that the attached report is a true and correct copy of the technical staff report and the foregoing is the recommendation adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, at its regular meeting held in Silver Spring, Maryland, on Thursday, April 30, 2015.



Casey Anderson
Chair

CA:GR

Zoning Text Amendment (ZTA) No. 15-06, Rural Cluster Zone - Land Use and Setbacks

 Gregory Russ, Planner Coordinator, FP&P, gregory.russ@montgomeryplanning.org, 301-495-2174

 Pamela Dunn, Acting Chief, FP&P, pamela.dunn@montgomeryplanning.org, 301-650-5649

Completed: 04/23/15

Description

ZTA No. 15-06 would expand the land uses allowed in the Rural Cluster (RC) zone under certain circumstances and revise the setbacks in the RC zone. There are also provisions for grandfathering existing parcels and existing buildings. Specifically, the ZTA would allow a Retail/Service Establishment (up to 5,000 SF) as a limited use in the RC zone if the site is larger than 2.5 acres and abuts or confronts industrially zoned land. Also, any parcel with an existing building on it as of October 30, 2014 would be exempt from the minimum lot area and frontage requirement. Any existing building located on any lot or parcel on October 30, 2014 would be exempt from the minimum side setbacks of the zone.

Summary

Staff recommends denial of ZTA No. 15-06 to expand the land uses allowed in the RC zone under certain circumstances and revise the setbacks in the RC zone. Staff believes that the ZTA is inconsistent with the intent of the RC zone and is in conflict with policies established in master plans that include environmental protections recommending low impervious limits and low intensity land uses in watershed areas.

Background/Analysis

Zoning Text Amendment (ZTA) 15-06 is sponsored by the District Council at the request of the County Executive. The Executive believes that the text amendment is business friendly, limited in scope, and furthers the principles of sustainable development. Although limited in applicability, staff believes that the ZTA is inconsistent with the intent of the RC zone.

Intent of RC Zone

The intent of the RC zone is to provide designated areas of the County for a compatible mixture of agricultural uses and very low-density residential development, to promote agriculture, and to protect scenic and environmentally sensitive areas. The RC zone permits an optional method Cluster Development alternative to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses. Staff believes that relaxing the land use requirements to permit a

general retail service (regardless of the limitation on size) possibly unrelated to agriculture is inconsistent with the intent of the RC zone.

Retail/Service Establishment

A Retail/Service Establishment is defined as *a business providing personal services or sale of goods to the public*. Currently, only two types of retail sales and service uses are allowed in the RC zone; a Rural Antique Shop and a Rural Country Market—both uses requiring conditional use approval. Also, Nursery (retail), defined as *an establishment for selling plants and plant materials to the public as well as garden supplies, equipment, and related items*—is an agricultural use allowed only through conditional use approval. A Nursery (retail) prohibits the sale of general hardware or power equipment.

ZTA No 15-06 would allow a Retail/Service Establishment (up to 5,000 SF) as a limited use on a minimum lot area of 2.5 acres—half the lot size required for any other use located on RC zoned property unless the lot area is exempted under the provisions of section 59.7.7.1.D.8.

The limited standards for allowing a Retail/Service Establishment also require the property to abut or confront industrially zoned property. Attachment 2 depicts the GIS analysis for the properties potentially impacted by ZTA No. 15-06. There are 10 RC zoned properties in Burtonsville and located along the north side of Sandy Spring Road (Route 198) across Route 198 from industrially zoned land (IM-2.5,H-50) to the south. Five of the properties are at least 2.5 acres. At first glance, these five properties could potentially fit the criteria of “confronting” industrially zoned land. However, as defined “confronting” properties are directly across a right-of-way with a master plan width of less than 80 feet. In this case, the master plan right-of-way width along Sandy Spring Road is approximately 120 feet. Therefore, no properties fit the criteria established for allowing a Retail/Service Establishment (up to 5,000 SF) in the RC zone.

Exemption Provisions

A lot or a parcel in the Rural Cluster (RC) zone is exempt from the minimum area requirements and dimension requirements of the Rural Cluster zone, but must satisfy the requirements of the zone applicable to it before its classification to the RC zone if the property owner held title to the property before June 4, 1974; a reduced lot size is required for a lot created for a detached house; and the child of the property owner, or the spouse of a child, or the parents of the property owner provided they will reside in the house on the additional lot. These provisions address the ability to create child lots on the property.

ZTA No. 15-06 proposes to relax these provisions further by exempting a parcel that has an existing building on it (as of October 30, 2014) from the minimum lot area and frontage requirements of the RC zone (five acre minimum lot area and 300 feet frontage) and by exempting any existing building from the minimum side setbacks of the zone. Attachment 2 indicates that three of the properties are at least five acres in size, with two of the three having a frontage of at least 300 feet.

Staff believes that the proposed relaxation of standards conflicts with policies established in master plans that have recommendations for low impervious limits and low intensity land uses in watershed areas. Parts of Burtonsville (including the RC zoned parcels impacted by ZTA No. 15-06) are located in the Patuxent watershed and have recommended limits on imperviousness ranging from eight to 10

percent. The proposed language allowing any existing building to remain ignores the legal status of a building or a use (Section 7.7.1.A), and further exempts these buildings from certain development standards. Staff also has concerns with allowing a relaxation of the minimum lot size in a zone that typically does not allow public sewer and therefore might find it useful to have the five acre minimum lot size for locating a suitable septic system.

Attachments

1. ZTA No. 15-06
2. GIS Map of RC property

ID	ADCT	OWNER'S NAME	PREMISE ADDRESS	LEGAL DESCRIPTION	ACRES	LANDUSE CODE	LEGAL CATEGORY	LAND VALUE	IMPROVEMENT	TAXES PRICE
1	00266388	NEW HOPE KOREAN CHURCH	4300 SANDY SPRING RD BURTONSVILLE 20066	RICKETTS ADD TO BURTONSVILLE	3.5	111	Single Family Detached	325,200	78,100	300,000
2	00258041	CONS GAS ELEC LIGHT & POWER	0 SANDY SPRING RD 0	NEW BIRMINGHAM MANOR	0.3	480	Utility	0	0	0
3	00262836	BERRA ROBERT J	4120 SANDY SPRING RD BURTONSVILLE 20066	WATERS GIFT 08307330	8.2	111	Single Family Detached	428,200	47,400	280,000
5	00263192	LETI BRIDGE KENNETH ET AL	4270 SANDY SPRING RD BURTONSVILLE 20066	MAIDENS FANCY	0.4	111	Single Family Detached	246,000	60,800	220,000
6	00270220	TRUE HOLINESS CHURCH OF	1140 SANDY SPRING RD BURTONSVILLE 20066	JOSE E SMITHS ADD	2.0	651	Office	784,000	180,300	850,000
7	00216481	AMMANN STEVEN H & LESLIE R	4230 SANDY SPRING RD BURTONSVILLE 20066	MAIDENS FANCY	1.4	111	Single Family Detached	292,600	67,000	245,000
8	02018175	SHEMIN REAL ESTATE LLC	4100 SANDY SPRING RD BURTONSVILLE 20066	PT PAR E BURTONSVILLE 5820422 SECTION 5	9.3	637	Warehouse	1,372,000	387,900	0
9	05646766	ELJUN PATRICIA A	4150 SANDY SPRING RD BURTONSVILLE 20066	NEW BIRMINGHAM MANOR	3.3	910	Vacant	330,200	46,000	0
10	00252829	KOREAN AN DUCH CHURCH	4300 SANDY SPRING RD BURTONSVILLE 20066	NEW BIRMINGHAM MANOR	8.1	111	Single Family Detached	457,600	55,700	350,000
11	01540237	BALTIMORE GAS & ELECTRIC CO	0 SANDY SPRING RD 0	NEW BIRMINGHAM MANOR	0.7	910	Vacant	0	0	0

