



Baltimore County Office of Planning

Quarterly Subdivision Report


January 1, 2009 – March 31, 2009





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Introduction

Baltimore County Office of Planning is pleased to present the First Quarter 2009 Subdivision Report. This report tracks all development plans approved between January 1, 2009 and March 31, 2009. The Office of Planning compiles the data from plans forwarded from the Department of Permits and Development Management.

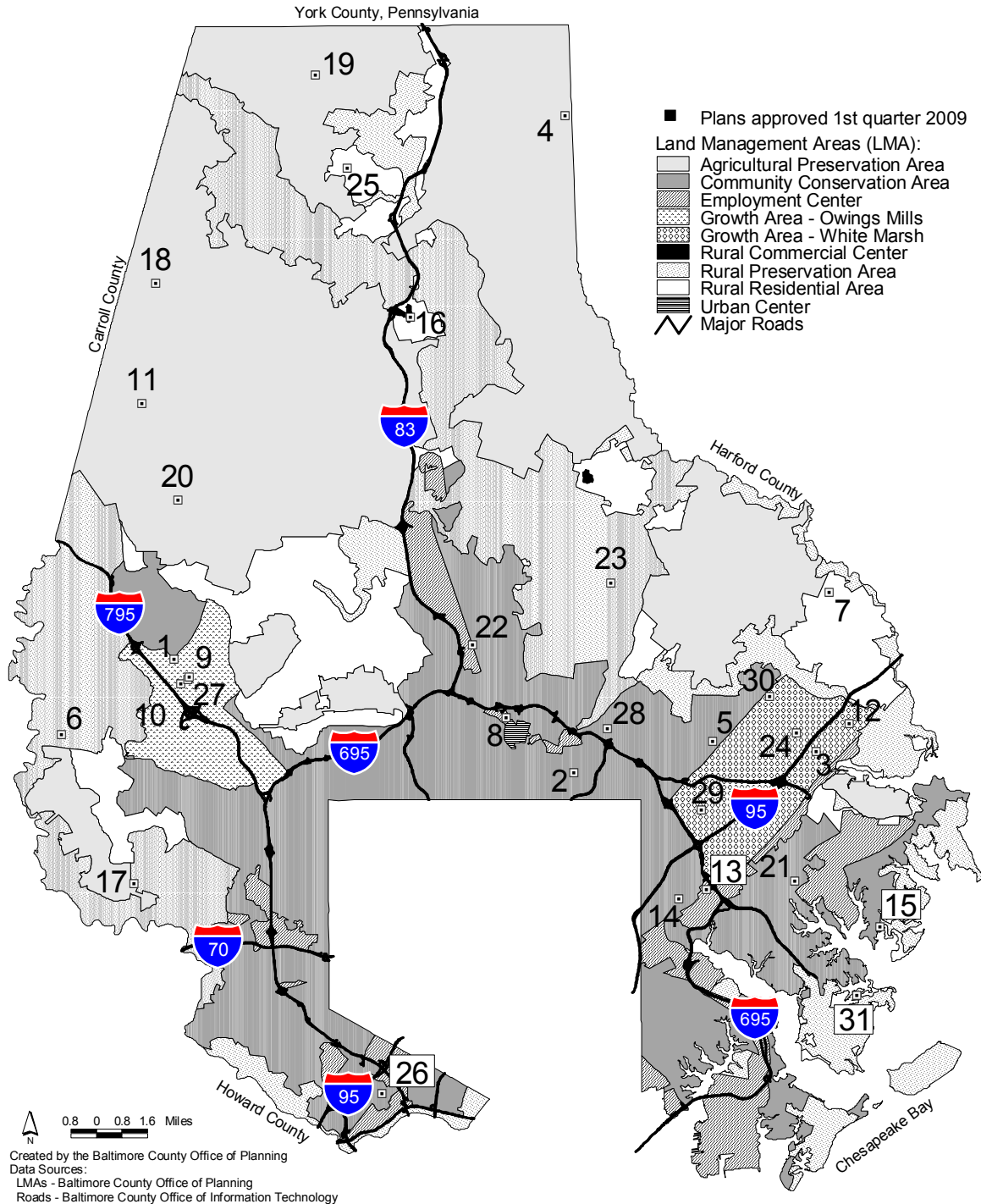
The purpose of the Quarterly Subdivision Report is to monitor where development takes place in the County. The report helps evaluate whether Baltimore County's growth management policies outlined in the *Master Plan 2010* are effective and being implemented. As cited in the *Master Plan 2010*, future development is to be directed to the growth areas of Owings Mills and Perry Hall/White Marsh to preserve agriculture and watershed land in rural areas of the County. Baltimore County's rural areas continue to face development pressure. While approximately 53,000 acres of land have been preserved for agricultural use, the goal of preserving 80,000 acres is still being threatened by traditional suburban development.

In this report, information relating to all development plans is shown first followed by data relating to residential plans and then non-residential plans. The analyses compare the projects in regards to development type, zoning, and land management areas for the current quarter and for previous quarters. This report also includes housing permit data by dwelling type. The appendix presents data on each development plan approved during the first quarter of 2009. Organized alphabetically by project name, data found in this section include location, proposed units by number and development type, acreage, and zoning.

If you have any questions or comments, please contact the Office of Planning at 410-887-3211.

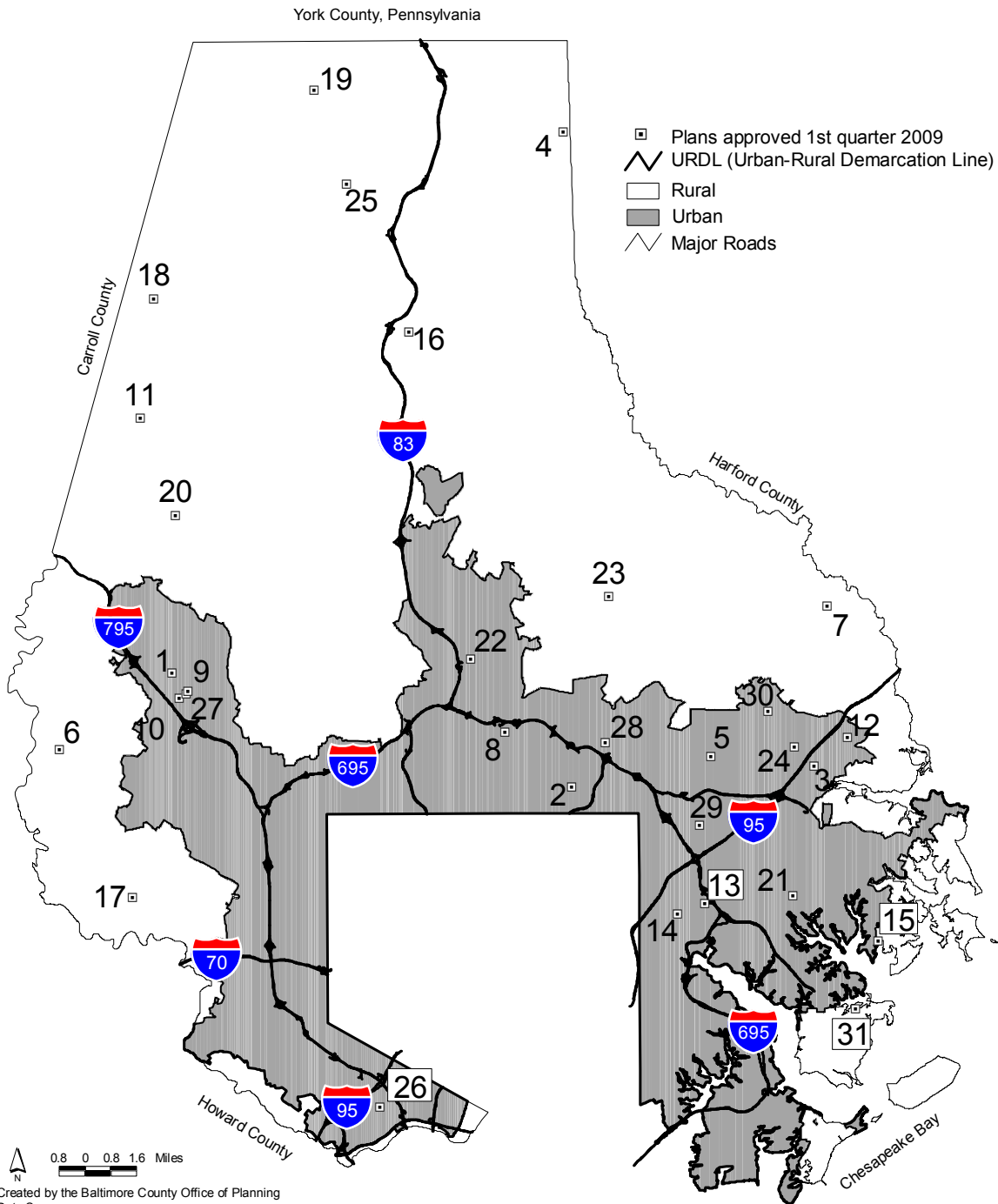
Development Summary

Between January 1, 2009 and March 31, 2009, Baltimore County approved 31 development plans. The map below illustrates the distribution of these plans and their location in relation to the Urban-Rural Demarcation Line (URDL). The URDL was established in 1967 “to delineate the areas of the County that receive public water and sewer utilities, and thus support higher development densities” (*Master Plan 2010*).



Map Key	Project Name
1	11240 Reisterstown Road
2	1400 Taylor Avenue PUD
3	5525 East Joppa Road
4	Beauchemin Property
5	Booth Property Glen Mill Estates Lt 18
6	Brady Florence Property
7	Brooks Property
8	Burger King Restaurant 925 York Road
9	Bystry Property - Minor Development
10	Chen, David Property
11	Crowl Property
12	Derby, Doris Property - 5710 Allender Road
13	Ercobro, LLC
14	Fairmount Federal Savings Bank
15	Guldan Property
16	Hereford United Methodist Church
17	Humphrey Property
18	Leppo, Betty Property
19	Lewis Chris Property
20	Longnecker Ridge
21	Magsamen Property 203 Riverton Road
22	McDonalds Restaurant 2116 York Road
23	Peerce's Plantation
24	Perry Hall Family Worship Center
25	Pine Grove United Methodist Church
26	Retail Building 4301 Washington Blvd
27	Rizakos/Vangelakos Property
28	RRR, LLC Property
29	Sarwar Landing
30	The Shops at Perry Hall
31	Vandermast Property

The following map illustrates the location of development plans approved during the first quarter of 2009 in relation to the Land Management Areas (LMAs). This report will refer to the LMAs in a number of table and charts.



Created by the Baltimore County Office of Planning
 Data Sources:
 URDL - Baltimore County Office of Planning
 Roads - Baltimore County Office of Information Technology

During the first quarter, the majority of development plans approved were of a residential development type (Chart 1). Chart 2 reflects the zoning acreage from the plans.

Chart 1. Approved Plans by Development Type, 1st Quarter 2009

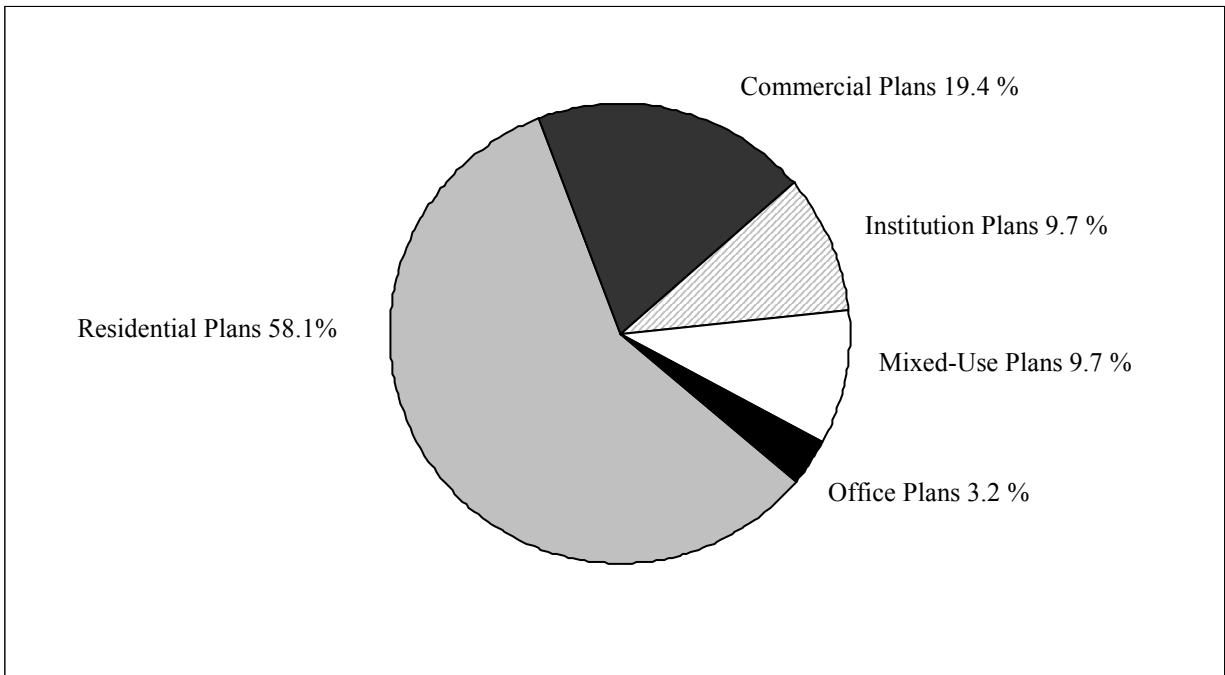
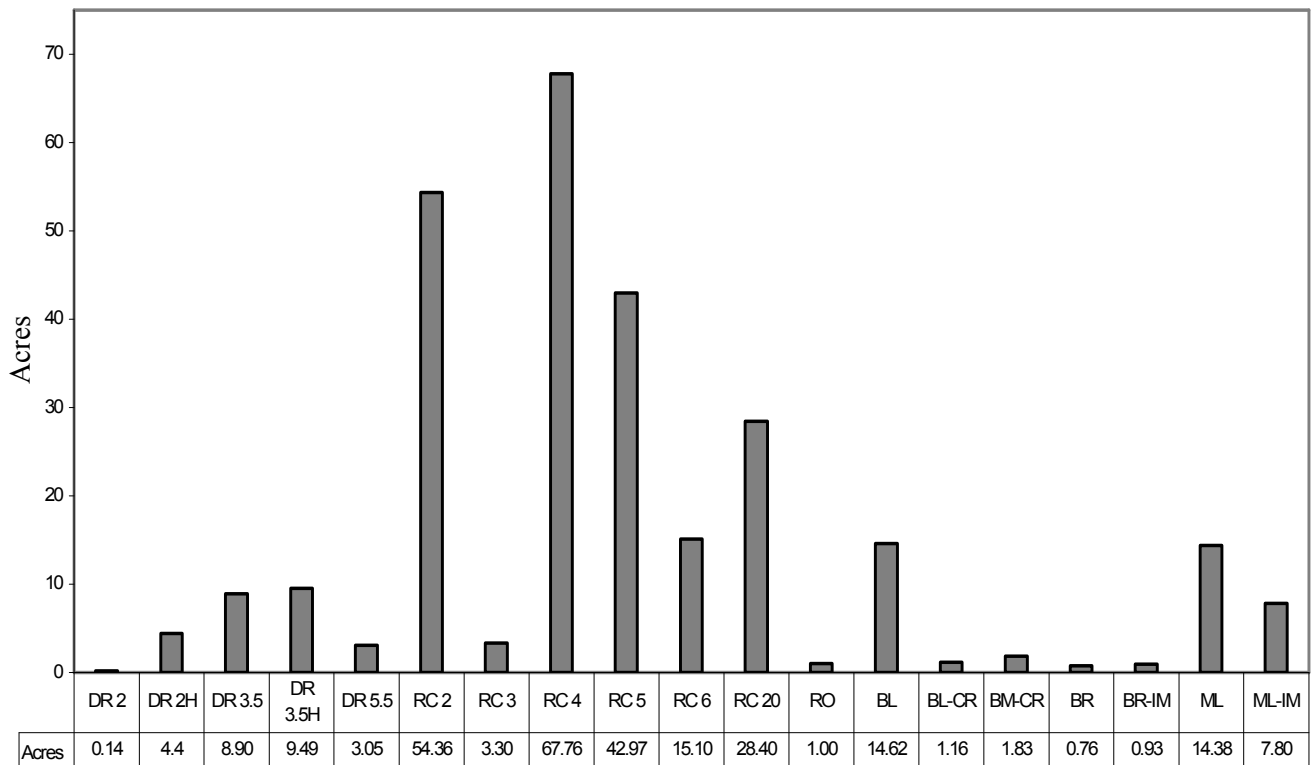


Chart 2. Total Acreage of Approved Plans by Zoning, 1st Quarter 2009



The next series of figures compares the first quarter of 2009 to previous quarters by the total number of approved plans (Chart 3) and by Land Management Area (Chart 4). Once the Hearing Officer approves a plan, the developer has six years to apply for a building permit. There is no time limit to apply for a permit for a plan approved in the minor subdivision process (3 lots or fewer).

Chart 3. Total Approved Plans, January 2008 to March 2009

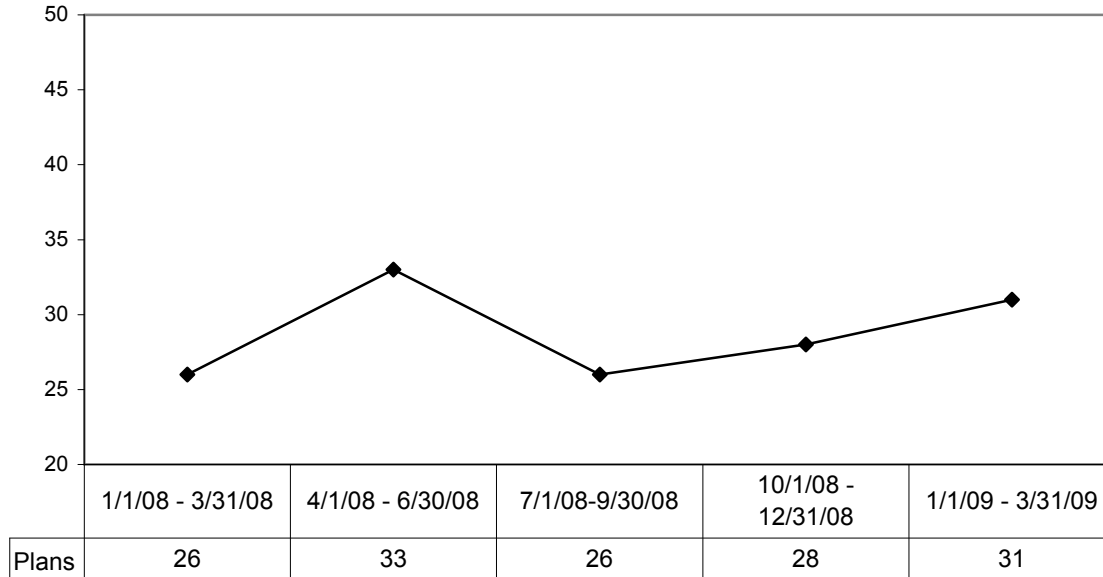
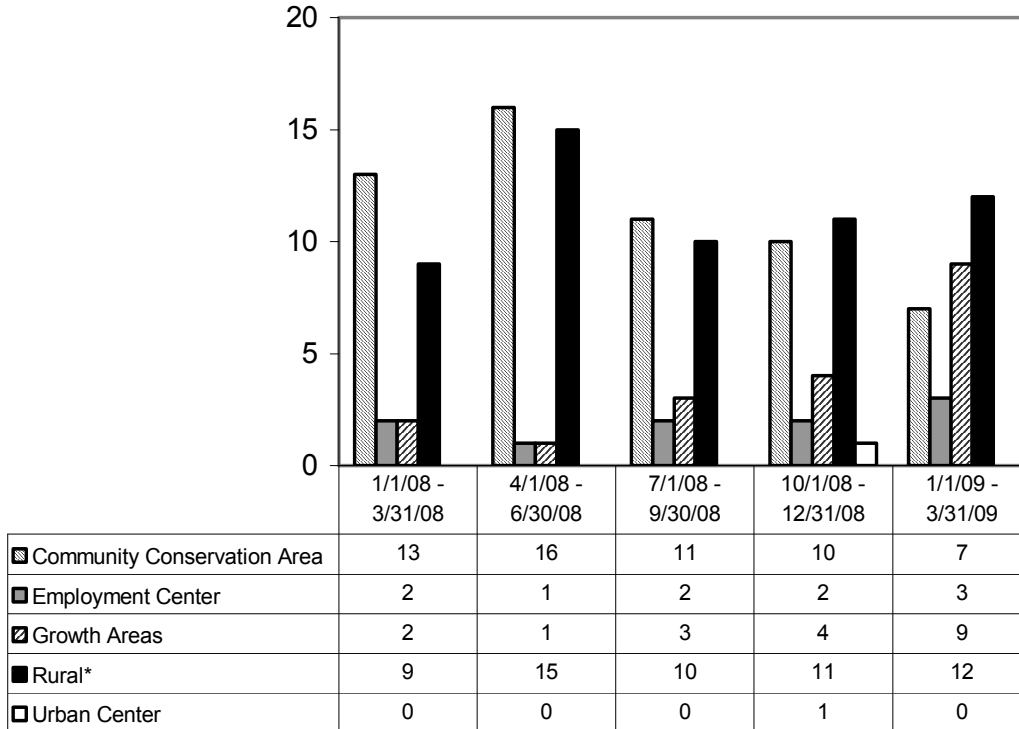


Chart 4. Total Approved Plans by Land Management Area, January 2008 to March 2009



*Rural Land Management Area includes Agricultural Preservation Areas, Resource Preservation Areas, Rural Commercial Centers, and Rural Residential Areas.

Residential Development

For the first quarter of 2009, there were 19 plans approved for residential development. These plans will generate an additional 55 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 20 (or 36.4%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1). For mixed-use projects, only the residential portion is shown.

Table 1. Approved Residential Plans within the URDL, 1st Quarter 2009

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
5525 East Joppa Road	SFD	GA-WM	4.40	DR 2H	1	1	0.45
Booth Property Glen Mill Estates Lt 18	SFD	CCA	0.43	DR 3.5, DR 5.5	1	1	4.65
Bystry Property - Minor Development	SFD	GA-OM	3.03	DR 3.5, RO	2	1	0.99
Chen, David Property	SFD	GA-OM	1.00	DR 3.5	2	1	3.00
Derby, Doris Property - 5710 Allender Road	SFD	GA-WM	0.81	DR 3.5, DR 2	1	1	2.46
Magsamen Property 203 Riverton Road	SFD	CCA	0.60	BL, DR 5.5	1	2	4.98
Rizakos/Vangelakos Property	SFD	GA-OM	2.01	DR 3.5	3	0	1.49
RRR, LLC Property	SFD	CCA	1.25	DR 3.5, DR 5.5	2	1	2.40
Sarwar Landing	SFD	GA-WM	2.05	DR 3.5	7	0	3.42
TOTAL			15.58		20	8	

*Development Type:

SFD = Single Family Detached

**Land Management Areas:

CCA-Community Conservation Areas

GA-OM – Growth Area in Owings Mills

GA-WM – Growth Area in White Marsh

Approved development plans located outside the URDL will generate 35 new lots/units as presented in Table 2. For mixed-use projects, only the residential portion is shown. For the project “Guldan Property”, the majority of the plan is located within the CCA land management area, with a smaller portion located in RRA.

Table 2. Approved Residential Plans Outside the URDL, 1st Quarter 2009

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Beauchemin Property	SFD	APA	11.99	RC 2	1	1	0.17
Brady Florence Property	SFD	RPA	61.08	RC 4	9	0	0.15
Brooks Property	SFD	RRA	11.42	RC 5	2	1	0.26
Crowl Property	SFD	APA	3.00	RC 2	1	1	0.67
Guldan Property	SFD	CCA	1.25	RC 5	1	0	0.80
Humphrey Property	SFD	RPA	6.10	RC 2	1	1	0.33
Leppo, Betty Property	SFD	APA	26.03	RC 2	1	0	0.04
Lewis Chris Property	SFD	APA	3.30	RC 3	2	0	0.61
Longnecker Ridge	SFD	APA	7.24	RC 2	2	0	0.28
Vandermast Property	SFD	RPA	58.70	RC 5, RC 20	15	0	0.26
TOTAL			190.10		35	4	

*Development Type:
SFD = Single Family Detached

**Land Management Areas:
APA - Agricultural Preservation Area
CCA – Community Conservation Areas
RPA – Rural Preservation Area
RRA - Rural Residential Area

The number of new lots/units is displayed below by housing type (Chart 5) and by Land Management Area (Table 3) for development plans approved for the first quarter of 2009 in comparison to the previous four quarters.

Chart 5. Approved New Residential Lots/Units by Housing Type, January 2008 to March 2009

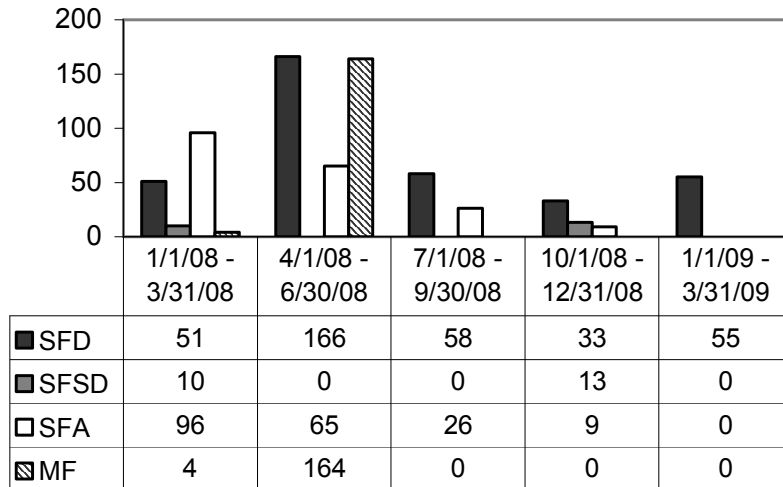
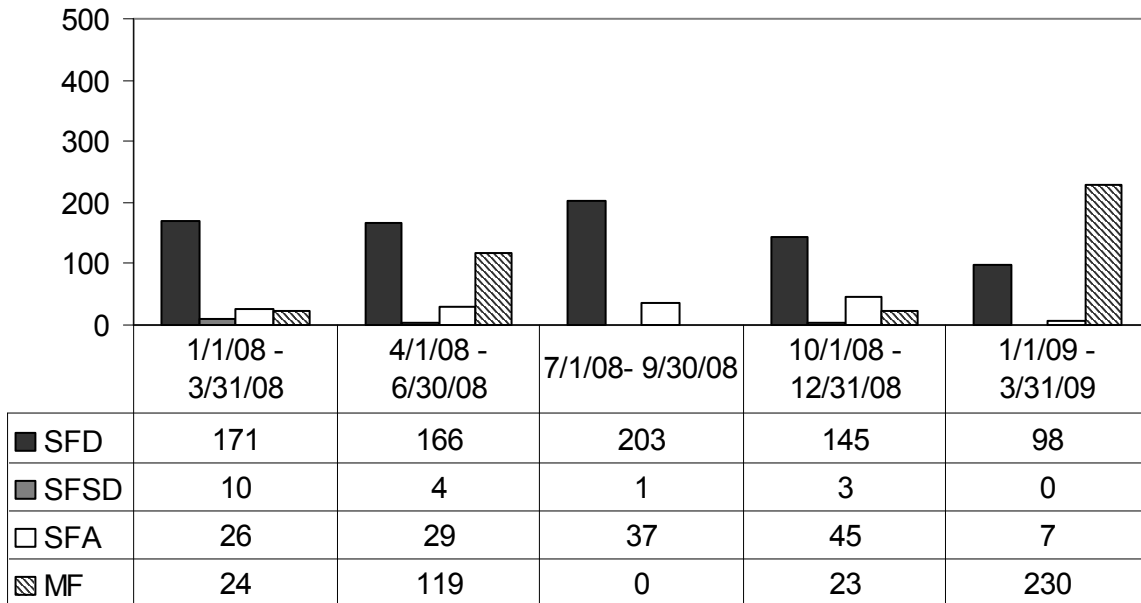


Table 3. Approved New Residential Lots/Units by Land Management Area, January 2008 to March 2009

Land Management Area	1/1/08 - 3/31/08	4/1/08 - 6/30/08	7/1/08 - 9/30/08	10/1/08 - 12/31/08	1/1/09 - 3/31/09
Agricultural Preservation	10	8	8	11	7
Community Conservation	145	370	47	32	9
Employment Center	0	0	1	0	2
Growth Area - Owings Mills	2	9	7	0	8
Growth Area - White Marsh	0	0	2	5	12
Resource Preservation	2	3	13	6	25
Rural Commercial Center	0	0	0	0	0
Rural Residential	2	5	6	1	3
Urban Center	0	0	0	0	0
Total	161	395	84	55	66

During the first quarter of 2009, 335 residential units were issued occupancy permits. The types of residential units issued occupancy permits between January 2008 and March 2009 are displayed in Chart 6.

Chart 6. Number of Units with Occupancy Permits by Dwelling Type, January 2008 to March 2009



Non-Residential Development

There were twelve plans approved for new non-residential development during the first quarter of 2009 (Table 4). Tables 4 and 5 provide data on the square footage and total acreage of the approved development by Land Management Area. For the plans “Peerce’s Plantation” and “Ercobro, LLC”, no new development is proposed. For the plan “Hereford United Methodist Church”, a building addition is proposed.

Table 4. Approved Non-Residential Plans, 1st Quarter 2009

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
11240 Reisterstown Road	OFFICE	GA-OM	0.35	BL	4224
1400 Taylor Avenue PUD	COMMERCIAL	CCA	14.38	ML	116871
Burger King Restaurant 925 York Road	COMMERCIAL	EC	0.45	BR	2471
Ercobro, LLC	OFFICE, INDUSTRIAL	EC	7.80	ML-IM	-
Fairmount Federal Savings Bank	COMMERCIAL	CCA	3.59	DR 5.5, BL	5190
Hereford United Methodist Church	INSTITUTION	RCC	1.83	BM-CR	8370
McDonalds Restaurant 2116 York Road	COMMERCIAL	EC-HV	0.93	BR-IM	4384
Peerce's Plantation	COMMERCIAL	RPA	19.72	RC 6, BL, BL-CR	-
Perry Hall Family Worship Center	INSTITUTION	GA-WM	9.49	DR 3.5H	38408
Pine Grove United Methodist Church	INSTITUTION	RRA	6.68	RC 4	10318
Retail Building 4301 Washington Blvd	COMMERCIAL	CCA	0.31	BR	2360
The Shops at Perry Hall	COMMERCIAL	GA-WM	11.08	BL	118658
Total			76.60		311,254

*Land Management Area:

- CCA – Community Conservation Area
- EC – Employment Center
- EC-HV – Employment Center in Hunt Valley
- GA-OM – Growth Area in Owings Mills
- GA-WM – Growth Area in White Marsh
- RCC – Rural Commercial Center
- RRA – Rural Residential Area

Table 5. Approved Non-Residential Plans, New Square Footage, 1st Quarter 2009

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	-	-	-	-	0
Community Conservation	124,421	-	-	-	124,421
Employment Center*	6,855	-	-	-	6,855
Growth Area - Owings Mills	-	4,224	-	-	4,224
Growth Area - White Marsh	118,658	-	-	38,408	157,066
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	8,370	8,370
Rural Residential	-	-	-	10,318	10,318
Urban Center	-	-	-	-	0
Total	249,934	4,224	0	57,096	311,254

*Employment Center includes Employment Center in Hunt Valley



Appendix



Project Data

This section of the report presents data for individual projects approved during the first quarter of 2009. Listed below are brief descriptions of the data fields found in this report.

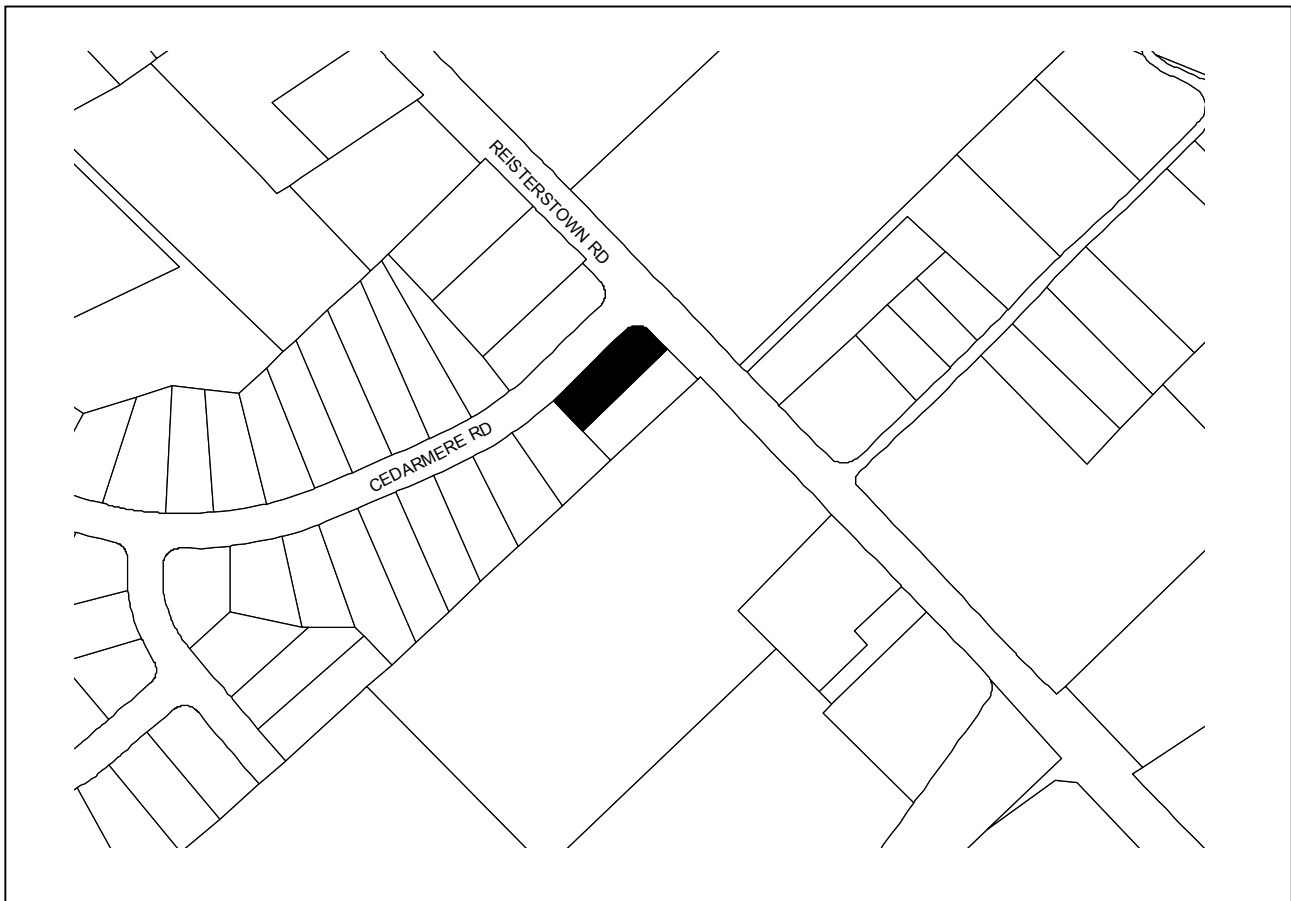
Definitions

REFERENCE #	File number from Permits and Development Management (PDM)
STATUS	Where the project is in the process, HOH refers to a plan approved at the Hearing Officer's hearing
MINOR SUB #	The 5-digit reference assigned to minor subdivisions by PDM
RPD	Regional Planning District - Aggregates of census tracts used for data collection and analysis
TAZ	Transportation Analysis Zone - Geographic subset of Regional Planning Districts used in forecasting traffic
COUNCIL DISTRICT	Geographic areas which define the extent of legislative representation on the Baltimore County Council
ALIAS	An alias for the project name
LOCATION	Address of project
TAX MAP/BLOCK/PARCEL	Tax map reference numbers
ZIP	Postal code
DEVELOPMENT TYPE	Type of development proposed
PROPOSED UNITS/LOTS	Number of proposed lots/units for a project
SFD	Single family detached units, also includes sfd condominiums
SFS	Single family semi-attached units, duplex
SFA	Single family attached units, also includes sfa condominiums
MULTI FAM	Apartments, condominium buildings, elderly housing apartments
SPECIAL	Special units – assisted living
OTHER	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS/LOTS	Number of developed lots/units so far, includes existing to remain
PLAN SUBMITTED	The date the plan was received by the Office of Planning
PLAN APPROVAL	The date the plan was approved
PLAT APPROVAL	The date the record plat was approved
PLAT RECORDED	The date the plat was recorded in land records
TOTAL ACREAGE	Acreage of entire project
ZONING 1	Largest zoning area on site with its acreage
ZONING 2	2nd largest zoning area with its acreage
ZONING 3	3rd largest zoning area with its acreage
EXISTING	Existing lots/units to remain
LMA	Land Management Areas - area designations that define land uses consistent with County policy which are implemented through the <i>Master Plan 2010</i>
SEWER SHED	Underground collection of water for sewage treatment and disposal
WATER ZONE	Water Service Area designation
SQ_FT OF BLDG	Square footage of buildings in commercial projects
CENSUS TRACT	Areas that are sectioned according to population used in making funding decisions and legislative representation.
BLOCK GROUP	Geographic subset of Census tracts
DEED REF	The deed file number when recorded into land records
PLAT REF	The plat file number when recorded into land records

11240 REISTERSTOWN ROAD

REFERENCE # **400705001** STATUS **PLAN APPROVED**
 MINOR SUB # **08102** RPD **306** TAZ **452** COUNCIL DISTRICT **4**
 ALIAS **RESUB OF CEDARMERE (SEC A, BLK B)**
 LOCATION **SW/S REISTERSTOWN RD, SE OF CEDARMERE**
 TAX MAP **058** BLOCK **07** PARCEL **P/O 86 (Section A, Block B, Lot 1)** ZIP **21117**
 DEVELOPMENT TYPE **OFFICE** PLAN SUBMITTED **11/20/08** LMA **GA-OM**
 #PROPOSED #DEVELOPED PLAN APPROVAL **03/12/09** SEWERSHED **67**
 UNITS/LOTS **1** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **R 5**
 SFD **0** DVLP SFD **0** PLAT RECORDED SQ_FT OF BLDG **4224**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **0.35** CENSUS TRACT **404100**
 SFA **0** DVLP SFA **0** ZONING1 **BL** ACRES **0.35** BLOCK GROUP **4041001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **26522/481**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **19/100**
 OTHER **1** DVLP OTHER **0** EXISTING **0**

COMMENTS: DRC#031008F. Existing Office bldg to be razed. Originally proposed mixed use building (#11240 Reisterstown Rd- retail-2,024sf and general office-2,155sf). Plan resubmitted 1/8/09 for office use only.



1400 TAYLOR AVENUE PUD

REFERENCE # **900760002** STATUS **PUD DEVELOPMENT PLAN APPROVED**
 MINOR SUB # RPD **315** TAZ **583** COUNCIL DISTRICT **5**

ALIAS

LOCATION **N/S TAYLOR AVE, W OF HILLENDALE RD**

TAX MAP 070	BLOCK 23	PARCEL P/O 64 (lot 1)	ZIP 21234
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 02/26/08	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 02/06/09	SEWERSHED 50
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 3
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 116871
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 14.38	CENSUS TRACT 491500
SFA 0	DVLP SFA 0	ZONING1 ML ACRES 14.38	BLOCK GROUP 4915002
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES	DEED REF 20705/159
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF 77/54
OTHER 2	DVLP OTHER 0	EXISTING 0	

COMMENTS: Existing vacant manufacturing building (#1400 Taylor Ave) to be razed. Proposed Home Improvement Center (111,371sf) and bank (5,500sf). Concept plan resubmitted 4/1/08. Development plan submitted 11/13/08.



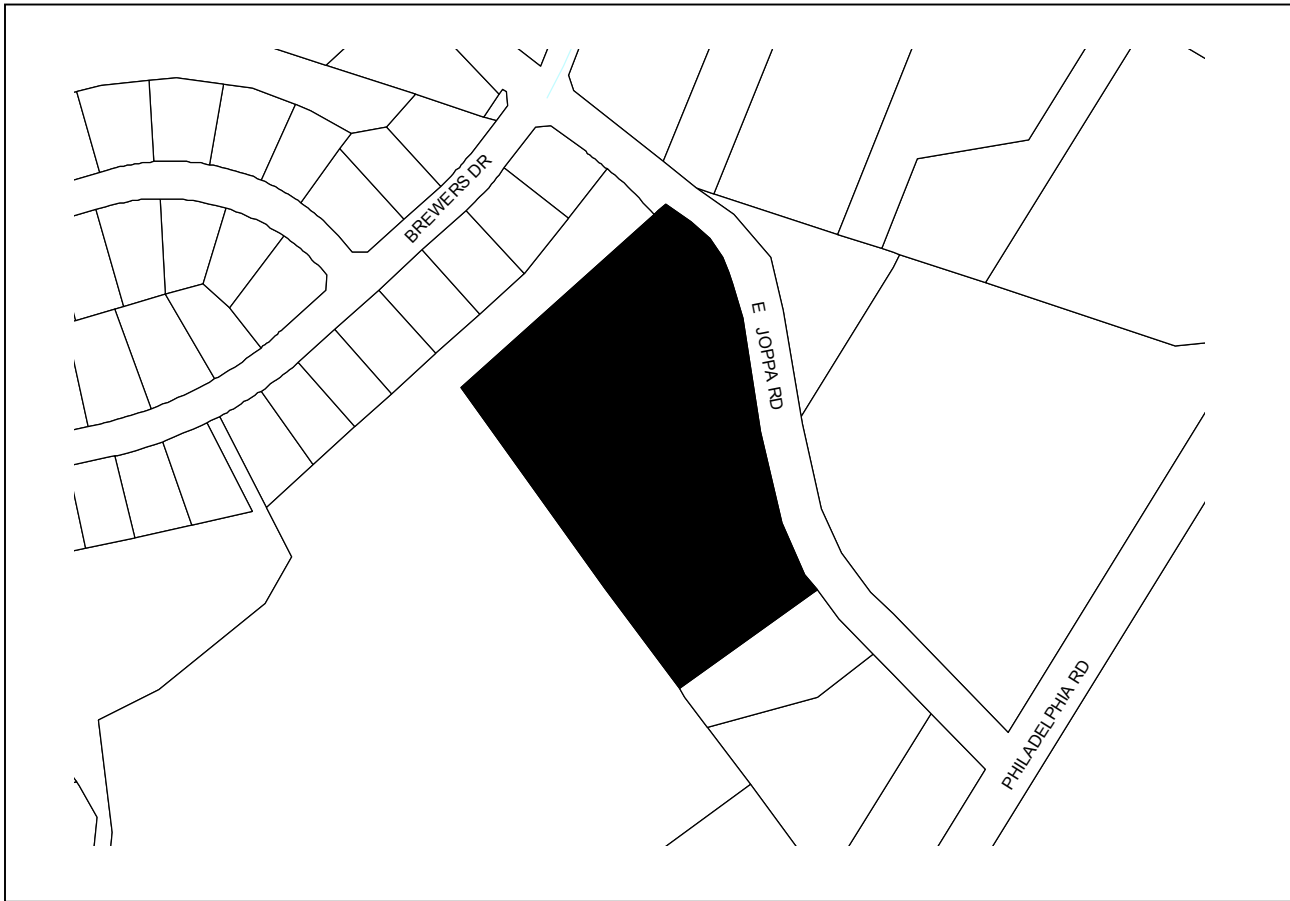
5525 EAST JOPPA ROAD

REFERENCE # **1101075001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **317** TAZ **608** COUNCIL DISTRICT **5**
 ALIAS

LOCATION **SW/S JOPPA RD, W OF PHILADELPHIA RD**

TAX MAP 072	BLOCK 18	PARCEL 1252	ZIP 21128
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 03/26/08	LMA GA-WM	SEWERSHED 20
#PROPOSED UNITS/LOTS 2	#DEVELOPED UNITS/LOTS 1	PLAN APPROVAL 02/05/09	WATER ZONE E 2
SFD 2	DVLP SFD 1	PLAT APPROVAL	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 4.403	CENSUS TRACT 411302
SFA 0	DVLP SFA 0	ZONING1 DR 2H ACRES 4.403	BLOCK GROUP 4113021
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 11627/202
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 0	DVLP OTHER 0	EXISTING 1	

COMMENTS: Ex dwlg (#5525 E. Joppa Rd) to remain on lot 2 (2.85ac). Proposed dwelling on lot 1 (1.18ac). This area is part of an original larger area (7.58ac), the additional area is now part of "Williams Fields At Perry Hall". Final dev plan approved 4/2/09.



BEAUCHEMIN PROPERTY

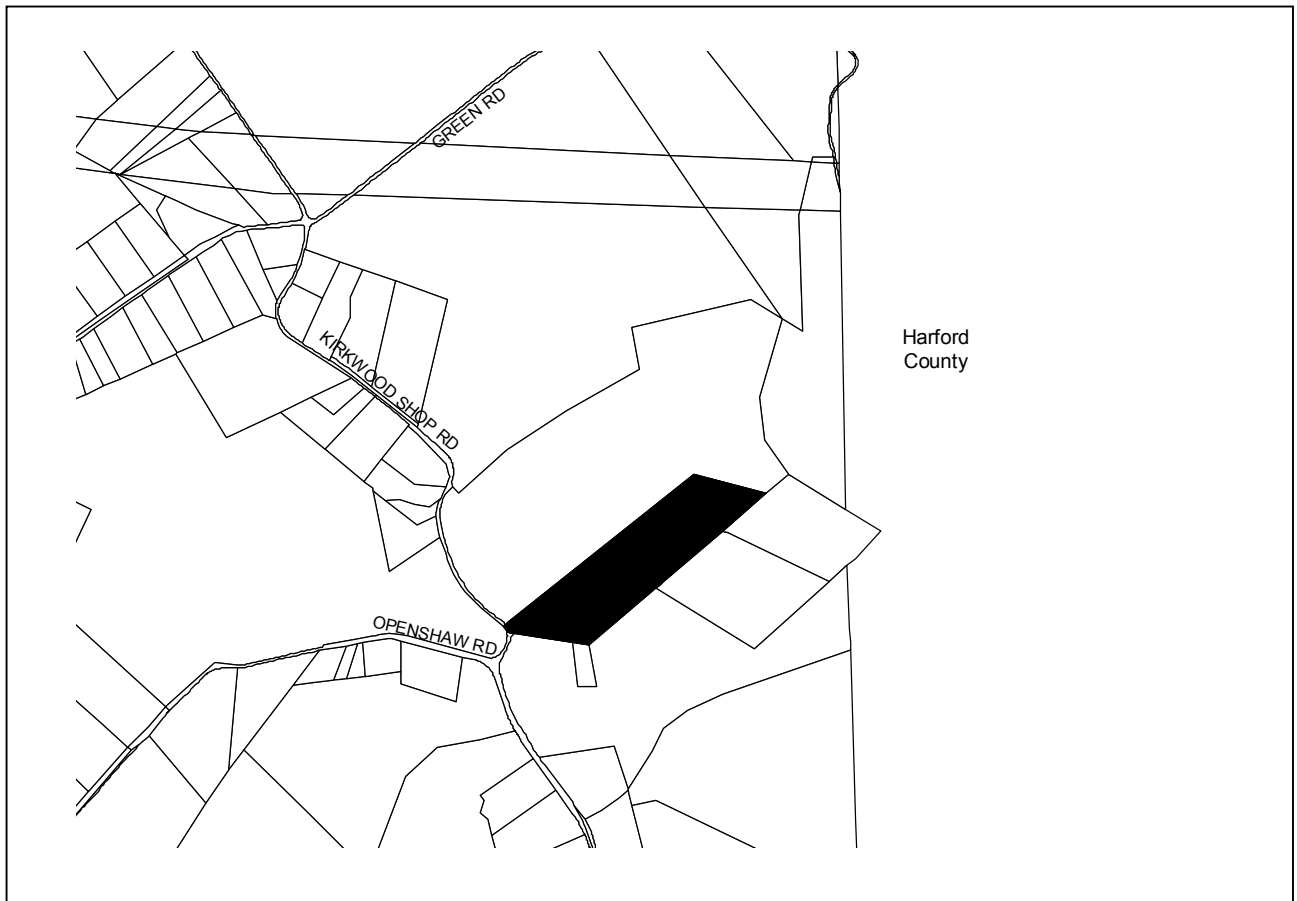
REFERENCE # **700428001** STATUS **PLAN APPROVED**
 MINOR SUB # **06073M** RPD **301** TAZ **428** COUNCIL DISTRICT **3**

ALIAS

LOCATION **NE/S KIRKWOOD SHOP RD, S OF GREEN RD**

TAX MAP 008	BLOCK 23	PARCEL 198	ZIP 21161
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 06/29/06	LMA APA
#PROPOSED UNITS/LOTS 2	#DEVELOPED UNITS/LOTS 1	PLAN APPROVAL 03/20/09	SEWERSHED NS
SFD 2	DVLP SFD 1	PLAT APPROVAL	WATER ZONE NS
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 11.988	SQ_FT OF BLDG
SFA 0	DVLP SFA 0	ZONING1 RC 2	CENSUS TRACT 407000
MULTIFAM 0	DVLP MFAM 0	ACRES 11.988	BLOCK GROUP 4070002
SPECIAL 0	DVLP SPECIAL 0	ZONING2 ACRES 0	DEED REF 14644/294
OTHER 0	DVLP OTHER 0	ZONING3 ACRES 0	PLAT REF
		EXISTING 1	

COMMENTS: Existing dwelling (#20207 Kirkwood Shop Rd) to remain on lot 1 (2.19ac). Proposed dwelling (#20209) on lot 2 (2.07ac). A non-density parcel "A" of 7.73ac remains and to be held by existing adjainer.



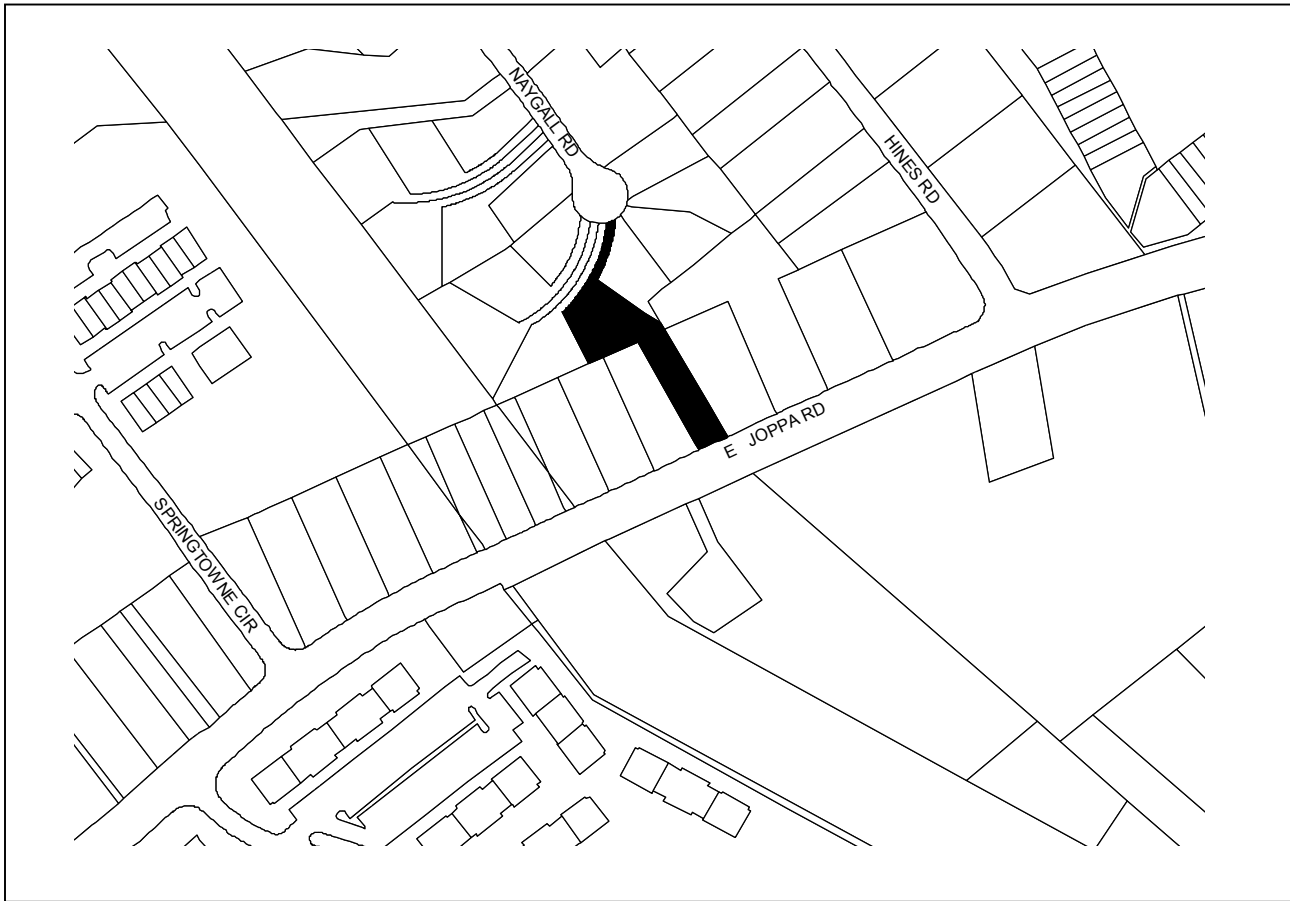
BOOTH PROPERTY GLEN MILL ESTATES LT 18

REFERENCE # **1101083001** STATUS **PLAN APPROVED**
 MINOR SUB # **08070M** RPD **317** TAZ **614** COUNCIL DISTRICT **5**
 ALIAS

LOCATION **N/S JOPPA RD E, S END OF NAYGALL RD AND W OF HINES RD**

TAX MAP 072	BLOCK 07	PARCEL P/O 175 (lot 18)	ZIP 21234
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 08/08/08	LMA CCA	SEWERSHED 25
#PROPOSED UNITS/LOTS 2	#DEVELOPED UNITS/LOTS 1	PLAN APPROVAL 01/14/09	WATER ZONE E 3
SFD 2	DVLP SFD 1	PLAT APPROVAL	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.43	CENSUS 411410
SFA 0	DVLP SFA 0	ZONING1 DR 3.5 ACRES 0.23	BLOCK GROUP 4114101
MULTIFAM 0	DVLP MFAM 0	ZONING2 DR 5.5 ACRES 0.21	DEED REF 25747/321
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF 64/82
OTHER 0	DVLP OTHER 0	EXISTING 1	

COMMENTS: Existing dwelling (#9002 Naygall Rd) to remain on lot 18 (0.23ac). Proposed dwelling (#4030A E. Joppa Rd) on lot 18A (0.19ac).



BRADY FLORENCE PROPERTY

REFERENCE # **200735001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **311** TAZ **512** COUNCIL DISTRICT **4**
 ALIAS **BRADY PROPERTY (AKA)**
 LOCATION **W/S WARDS CHAPEL RD, N OF LIBERTY RD**
 TAX MAP **066** BLOCK **07** PARCEL **123, 130** ZIP **21117**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **10/16/07** LMA **RPA**
 #PROPOSED UNITS/LOTS **9** #DEVELOPED UNITS/LOTS **0** PLAN APPROVAL **01/22/09** SEWERSHED **NS**
 UNITS/LOTS **9** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **NS**
 SFD **9** DVLP SFD **0** PLAT RECORDED SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **61.076** CENSUS TRACT **402201**
 SFA **0** DVLP SFA **0** ZONING1 **RC 4** ACRES **61.076** BLOCK GROUP **4022012**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **1700/99**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF
 OTHER **0** DVLP OTHER **0** EXISTING **0**

COMMENTS: Development plan submitted 11/5/08.



BROOKS PROPERTY

REFERENCE # **1101076001** STATUS **PLAN APPROVED**
 MINOR SUB # **07155M** RPD **318** TAZ **626** COUNCIL DISTRICT **3**
 ALIAS

LOCATION **END OF KINGS GATE DR, NE OF SUNSHINE AVE**

TAX MAP 055	BLOCK 07	PARCEL 460, 461, P/O 342	ZIP 21087
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 12/21/07	LMA RRA	
#PROPOSED UNITS/LOTS 3	#DEVELOPED UNITS/LOTS 1	PLAN APPROVAL 02/12/09	SEWERSHED NS
SFD 3	DVLP SFD 1	PLAT APPROVAL	WATER ZONE NS
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 11.417	SQ_FT OF BLDG
SFA 0	DVLP SFA 0	ZONING1 RC 5	ACRES 11.417
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING 1	ACRES 0
			CENSUS TRACT 411101
			BLOCK GROUP 4111011
			DEED REF 13131/400
			PLAT REF

COMMENTS: Existing dwelling (#12435 Hennessy Ln) to remain on lot 2 (4.64ac). Proposed dwelling (#12424) on lot 1 (2.89ac) and (#12419) on lot 3 (3.76ac).



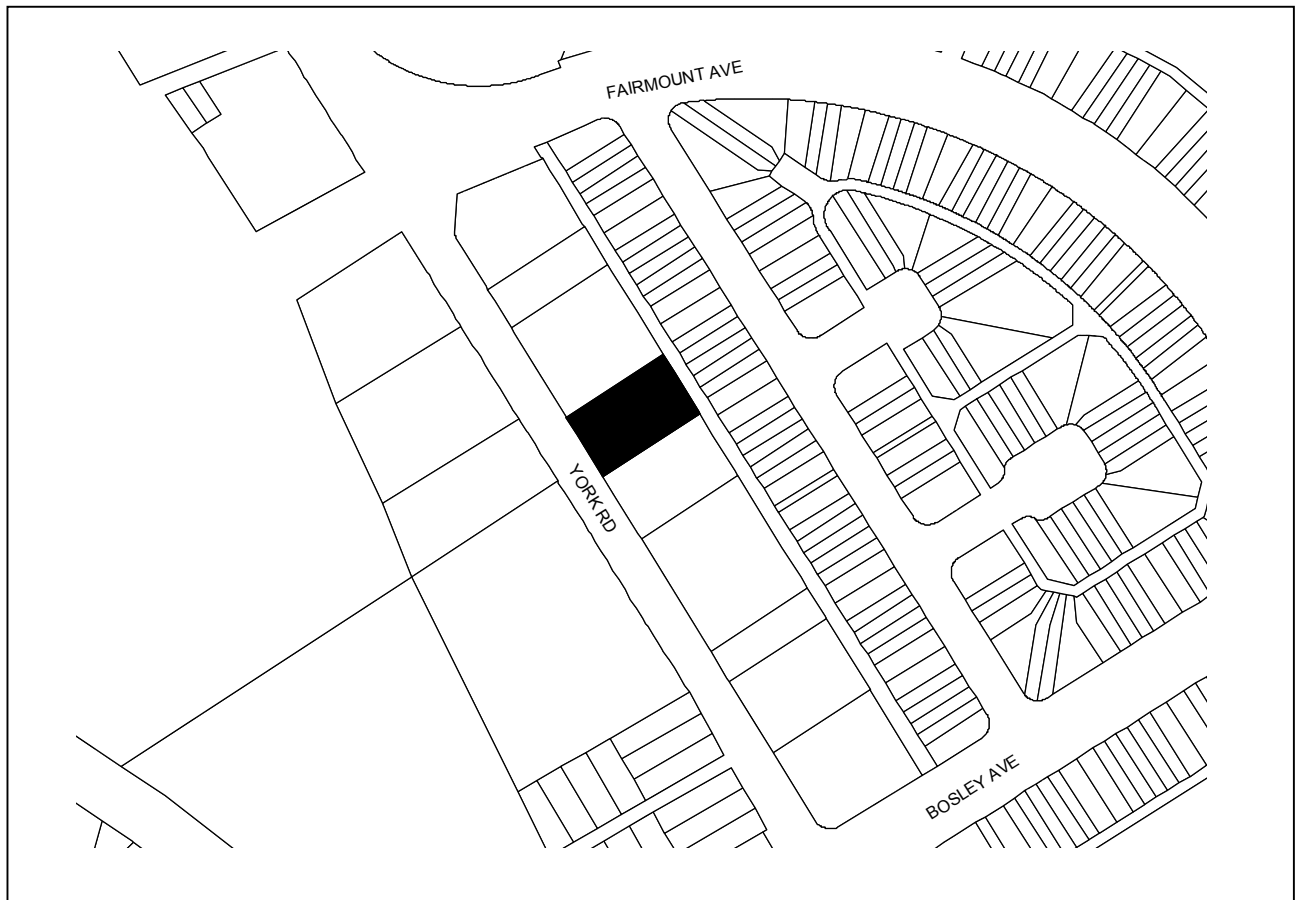
BURGER KING RESTAURANT 925 YORK ROAD

REFERENCE # **900818001** STATUS **PLAN APPROVED**
 MINOR SUB # **08093** RPD **315** TAZ **555** COUNCIL DISTRICT **5**
 ALIAS

LOCATION **NE/S YORK RD, S OF FAIRMOUNT AVE**

TAX MAP	070	BLOCK	01	PARCEL	189	ZIP	21204
DEVELOPMENT TYPE	COMMERCIAL	PLAN SUBMITTED	10/24/08		LMA	EC	
#PROPOSED	1	#DEVELOPED	0		PLAN APPROVAL	01/26/09	
UNITS/LOTS	1	UNITS/LOTS	0	PLAT APPROVAL	SEWERSHED	29	
SFD	0	DVLP SFD	0	PLAT RECORDED	WATER ZONE	T 4	
SFSD	0	DVLP SFSD	0	TOTAL ACREAGE	SQ_FT OF BLDG	2471	
SFA	0	DVLP SFA	0	ZONING1	CENSUS TRACT	490301	
MULTIFAM	0	DVLP MFAM	0	ZONING2	BLOCK GROUP	4903011	
SPECIAL	0	DVLP SPECIAL	0	ZONING3	DEED REF	25317/332	
OTHER	1	DVLP OTHER	0	EXISTING	PLAT REF	0	

COMMENTS: DRC#081108H. Existing building to be razed. Proposed Burger King restaurant (#925 York Rd-1,615sf first floor and 856sf basement for storage use).



BYSTRY PROPERTY - MINOR DEVELOPMENT

REFERENCE # **400675001** STATUS **PLAN APPROVED**
 MINOR SUB # **07022** RPD **306** TAZ **452** COUNCIL DISTRICT **4**
 ALIAS **BYSTRY PROPERTY (AKA)**

LOCATION **SW/S REISTERSTOWN RD, NW OF RITTERS LN**

TAX MAP 058	BLOCK 14	PARCEL 734	PLAN SUBMITTED 02/20/07	ZIP 21117
DEVELOPMENT TYPE MIXED				LMA GA-OM
#PROPOSED	#DEVELOPED		PLAN APPROVAL 01/13/09	SEWERSHED 67
UNITS/LOTS 3	UNITS/LOTS 1		PLAT APPROVAL	WATER ZONE R 5
SFD 2	DVLP SFD 0		PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL 3.025		CENSUS TRACT 404100
SFA 0	DVLP SFA 0	ZONING1 DR 3.5	ACRES 2.025	BLOCK GROUP 4041001
MULTIFAM 0	DVLP MFAM 0	ZONING2 RO	ACRES 1	DEED REF 12901/74
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	PLAT REF
OTHER 1	DVLP OTHER 1	EXISTING 1		

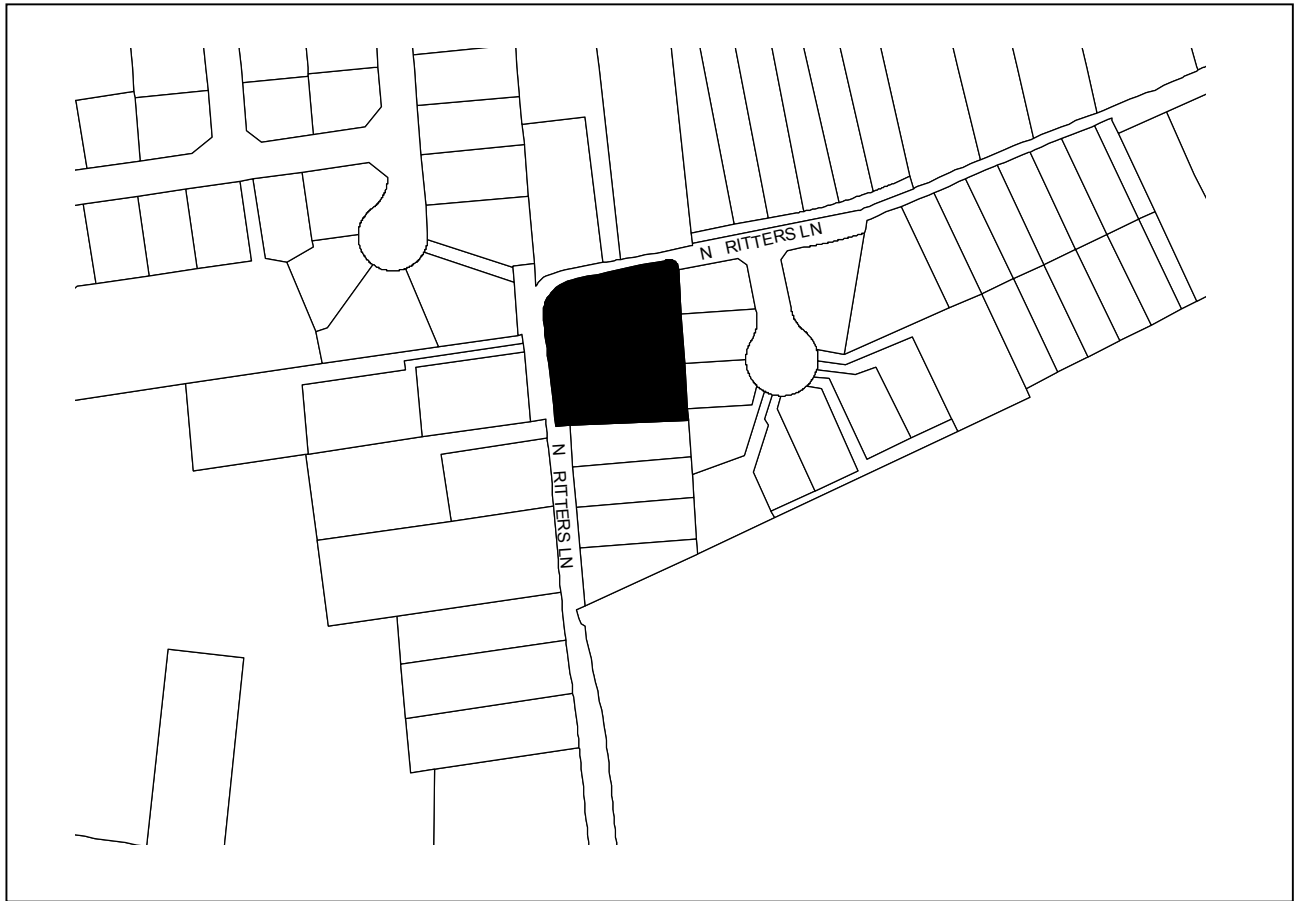
COMMENTS: DRC#112006B. Existing Office (#10 Ritters La) to remain on lot 3 (2.04ac). Proposed dwelling (#12) on lot 2 (0.63ac) and (#14) on lot 1 (0.30ac).



CHEN, DAVID PROPERTY

REFERENCE # **400648001** STATUS **PLAN APPROVED**
 MINOR SUB # **06129M** RPD **306** TAZ **452** COUNCIL DISTRICT **4**
 ALIAS **DAVID CHEN PROPERTY (AKA)**
 LOCATION **SE COR OF RITTERS LN AND SOUTH RITTERS LN**
 TAX MAP **058** BLOCK **14** PARCEL **243** ZIP **21117**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **11/20/06** LMA **GA-OM**
 #PROPOSED **3** #DEVELOPED **1** PLAN APPROVAL **03/17/09** SEWERSHED **67**
 UNITS/LOTS **3** UNITS/LOTS **1** PLAT APPROVAL **0** WATER ZONE **R 5**
 SFD **3** DVLP SFD **1** PLAT RECORDED **0** SQ_FT OF BLDG **0**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **1** CENSUS TRACT **404100**
 SFA **0** DVLP SFA **0** ZONING1 **DR 3.5** ACRES **1** BLOCK GROUP **4041001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **0** ACRES **0** DEED REF **21219/678**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF **0**
 OTHER **0** DVLP OTHER **0** EXISTING **1**

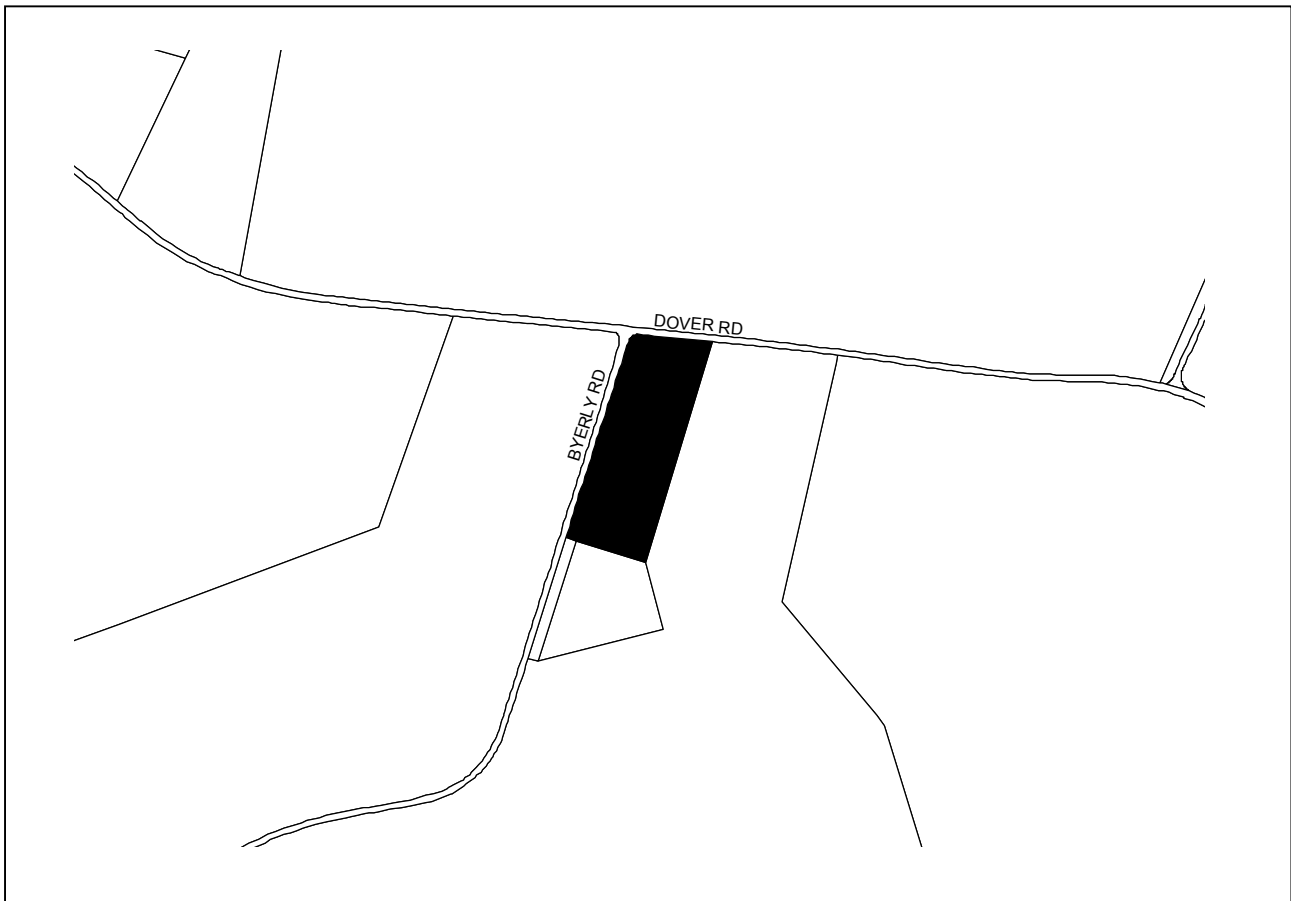
COMMENTS: Existing dwelling (#73 N Ritters La) to remain on lot 1 (0.24ac). Proposed dwelling (#71) on lot 2 (0.23ac) and (#75) on lot 3 (0.33ac).



CROWL PROPERTY

REFERENCE # **400708001** STATUS **PLAN APPROVED**
 MINOR SUB # **08067M** RPD **303** TAZ **435** COUNCIL DISTRICT **3**
 ALIAS **THE BOSLEY PROPERTY (AKA)**
 LOCATION **S/S DOVER RD @ SE COR BYERLY RD**
 TAX MAP **025** BLOCK **23** PARCEL **265** ZIP **21155**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **08/05/08** LMA **APA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **01/26/09** SEWERSHED **NS**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL WATER ZONE **NS**
 SFD **2** DVLP SFD **1** PLAT RECORDED **02/03/09** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **3** CENSUS TRACT **404600**
 SFA **0** DVLP SFA **0** ZONING1 **RC 2** ACRES **3** BLOCK GROUP **4046002**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **6038/568**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **1/333**
 OTHER **0** DVLP OTHER **0** EXISTING **1**

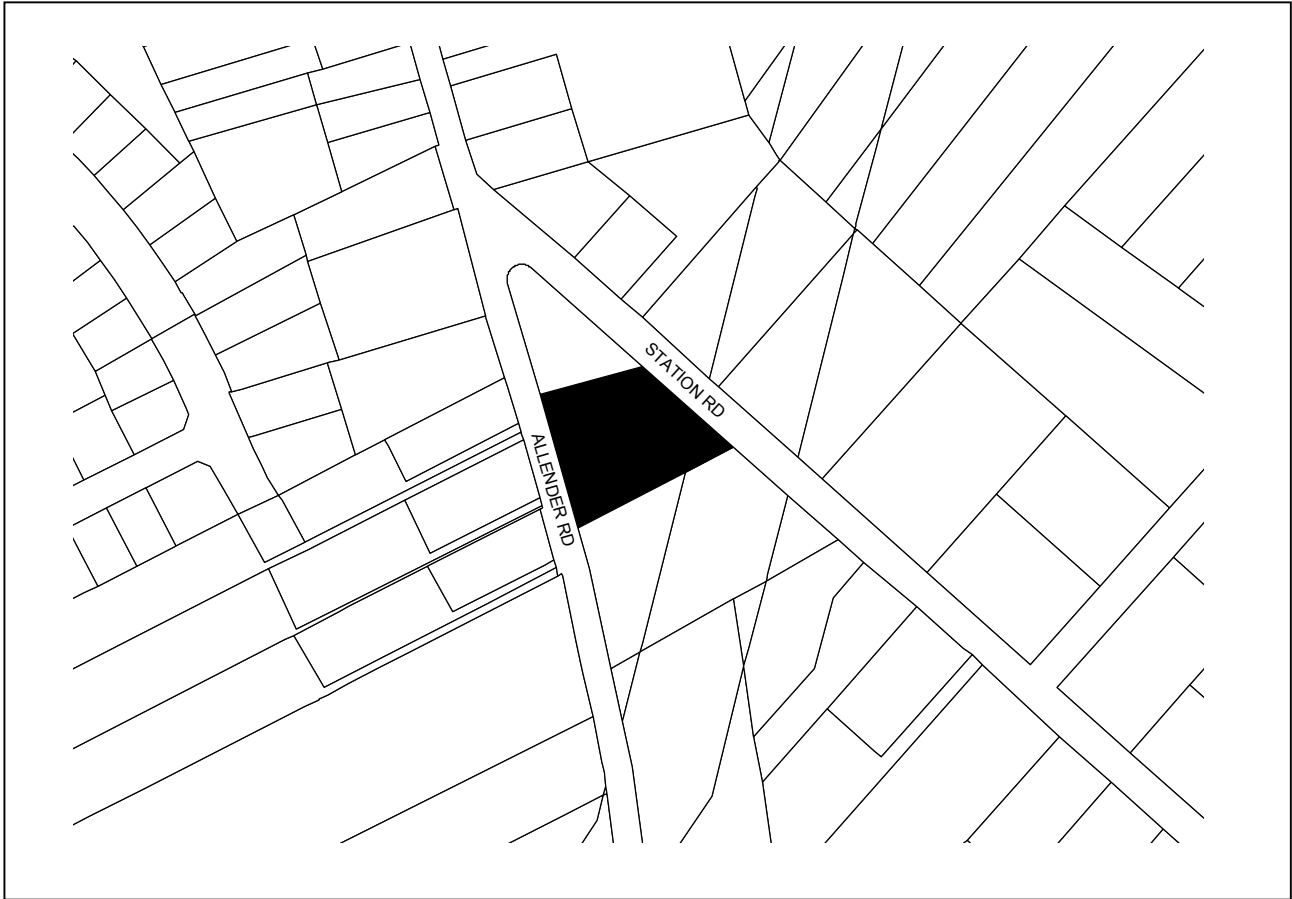
COMMENTS: Existing dwelling (#15502 Dover Rd) to remain on lot 1 (1.75ac). Proposed dwelling (#4931 Byerly Rd) on lot 2 (1.25ac).



DERBY, DORIS PROPERTY - 5710 ALLENDER ROAD

REFERENCE # **1101058001** STATUS **PLAN APPROVED**
 MINOR SUB # **07026M** RPD **317** TAZ **607** COUNCIL DISTRICT **5**
 ALIAS **RESUB OF DARRYL GARDENS BLOCK B LOT 2**
 LOCATION **E/S ALLENDAR RD, SW OF STATION RD**
 TAX MAP **073** BLOCK **02** PARCEL **319** ZIP **21162**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **03/01/07** LMA **GA-WM**
 #PROPOSED **2** #DEVELOPED **1** PLAN APPROVAL **02/10/09** SEWERSHED **20**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL **02/10/09** WATER ZONE **E 2**
 SFD **2** DVLP SFD **1** PLAT RECORDED **02/10/09** SQ_FT OF BLDG **0**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **0.813** CENSUS TRACT **411302**
 SFA **0** DVLP SFA **0** ZONING1 **DR 3.5** ACRES **0.67** BLOCK GROUP **4113021**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **DR 2** ACRES **0.14** DEED REF **23614/577**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF **13/137**
 OTHER **0** DVLP OTHER **0** EXISTING **1**

COMMENTS: Existing dwelling (#5710 Allender Rd) to remain on lot 2 (0.36ac). Proposed dwelling (#5708) on lot 2A (0.31ac).



ERCOBRO, LLC

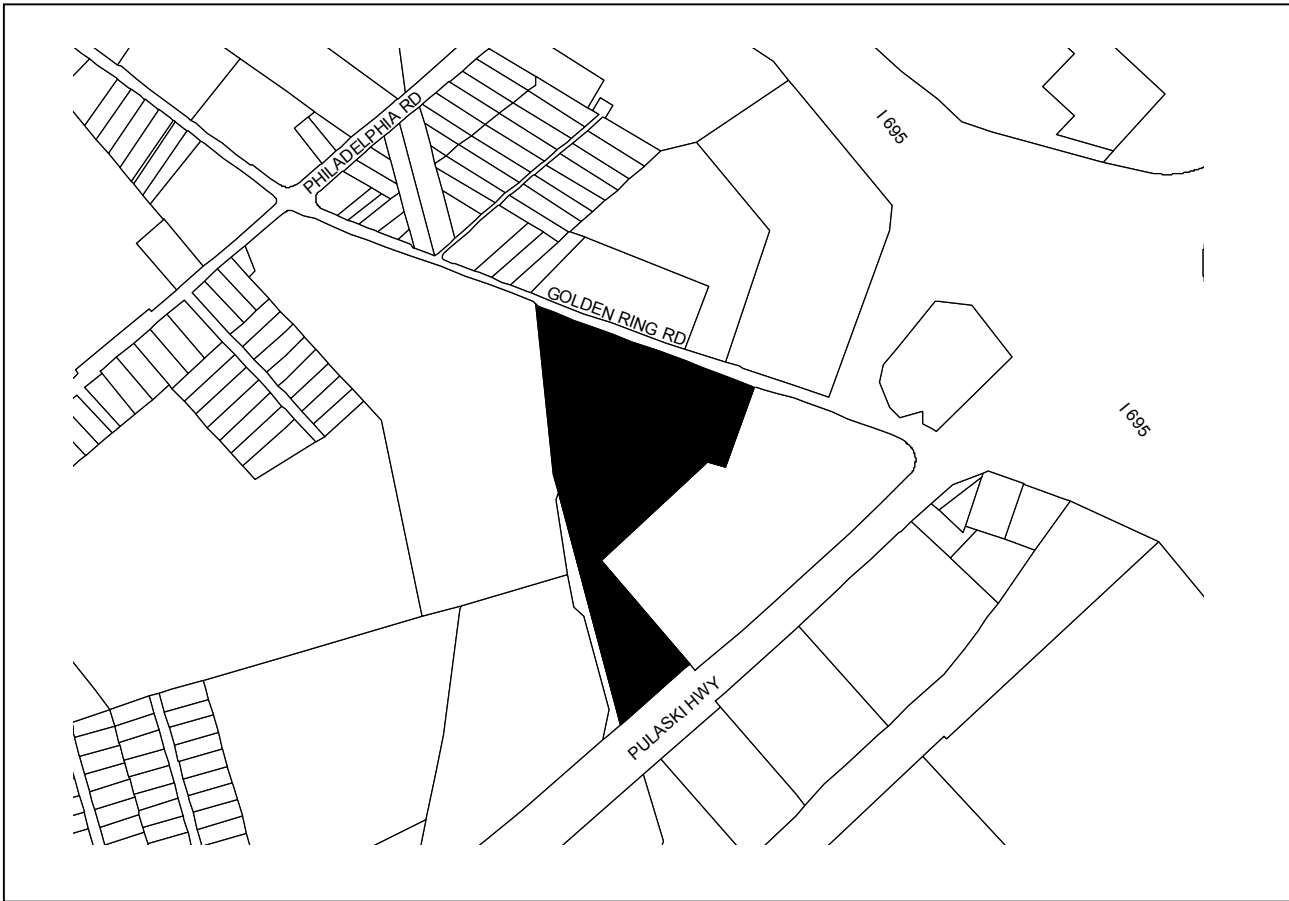
REFERENCE # **1500942001** STATUS **PLAN APPROVED**
 MINOR SUB # **08098** RPD **326** TAZ **711** COUNCIL DISTRICT **7**

ALIAS

LOCATION **S/S GOLDEN RING RD, W OF PULASKI HWY**

TAX MAP 089	BLOCK 18	PARCEL P/O 311 (lot B)	ZIP 21237
DEVELOPMENT TYPE MIXED	PLAN SUBMITTED 11/08/08	LMA EC	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 03/09/09	SEWERSHED 1
UNITS/LOTS 2	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE F
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 20300
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 7.795	CENSUS TRACT 450100
SFA 0	DVLP SFA 0	ZONING1 ML-IM ACRES 7.795	BLOCK GROUP 4501001
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 20128/289
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 2	DVLP OTHER 2	EXISTING 2	

COMMENTS: DRC#092908). No new development proposed. Existing mixed use building (#7001 Golden Ring Rd-4,000sf Office, 12,000sf Warehouse) to remain on lot 1 (6.76ac). Existing bldg (4,300sf Office) to remain on lot 2 (0.56ac).



FAIRMOUNT FEDERAL SAVINGS BANK

REFERENCE # **1400469001** STATUS **PLAN APPROVED**
 MINOR SUB # **08063** RPD **326** TAZ **709** COUNCIL DISTRICT **7**

ALIAS

LOCATION **NWS PHILADELPHIA RD, W OF NEIGHBORS AVE**

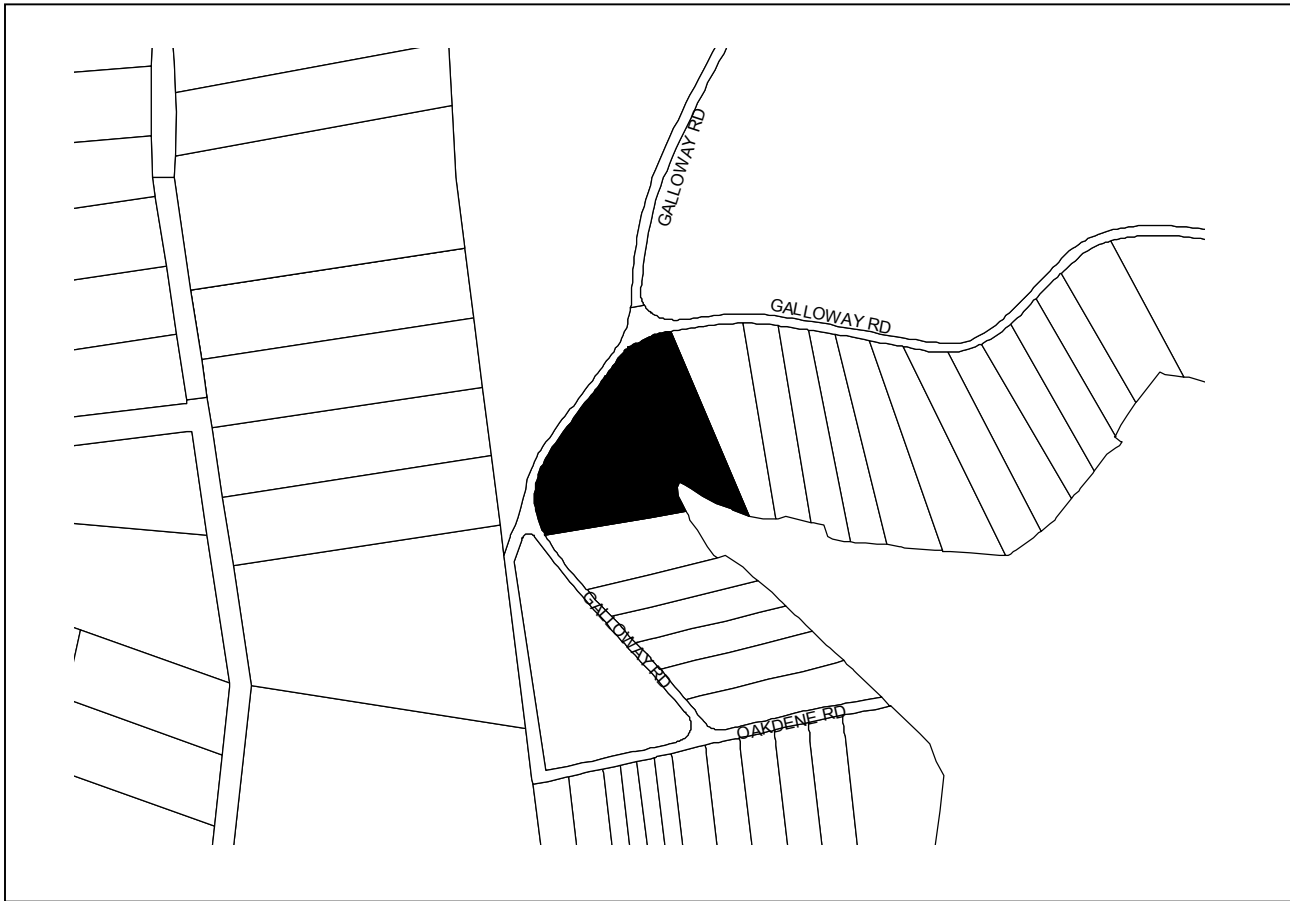
TAX MAP 089	BLOCK 17	PARCEL 165, 1099	ZIP 21237
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 07/15/08	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 01/23/09	SEWERSHED 46
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 5190
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 3.59	CENSUS TRACT 441101
SFA 0	DVLP SFA 0	ZONING1 DR 5.5 ACRES 2.47	BLOCK GROUP 4111011
MULTIFAM 0	DVLP MFAM 0	ZONING2 BL ACRES 1.12	DEED REF 25540/77
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 1	DVLP OTHER 0	EXISTING 0	

COMMENTS: DRC#010208K. Existing building (#8214 Philadelphia Rd) to be razed. Proposed bank (#8216 Philadelphia Rd-5,190sf) on lot 1 (1.12ac).



GULDAN PROPERTY

REFERENCE # **1500927001** STATUS **PLAN APPROVED**
 MINOR SUB # **07154M** RPD **322** TAZ **665** COUNCIL DISTRICT **6**
 ALIAS **RESUB OF BOWLEYS QUARTERS LOTS 17,18**
 LOCATION **SE/S GALLOWAY RD, N OF OAKDENE RD**
 TAX MAP **098** BLOCK **04** PARCEL **P/O 4 (lot 17 and 18)** ZIP **21220**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **12/19/07** LMA **CCA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **03/26/09** SEWERSHED **10**
 UNITS/LOTS 1 UNITS/LOTS 0 PLAT APPROVAL WATER ZONE **F**
 SFD 1 DVLP SFD 0 PLAT RECORDED SQ_FT OF BLDG
 SFSD 0 DVLP SFSD 0 TOTAL ACREAGE **1.25** CENSUS TRACT **451802**
 SFA 0 DVLP SFA 0 ZONING1 **RC 5** ACRES **1.25** BLOCK GROUP **4518022**
 MULTIFAM 0 DVLP MFAM 0 ZONING2 ACRES **0** DEED REF **14277/296**
 SPECIAL 0 DVLP SPECIAL 0 ZONING3 ACRES **0** PLAT REF **7/12**
 OTHER 0 DVLP OTHER 0 EXISTING **0**
 COMMENTS: Proposed dwelling (#3668 Galloway Rd).



HEREFORD UNITED METHODIST CHURCH

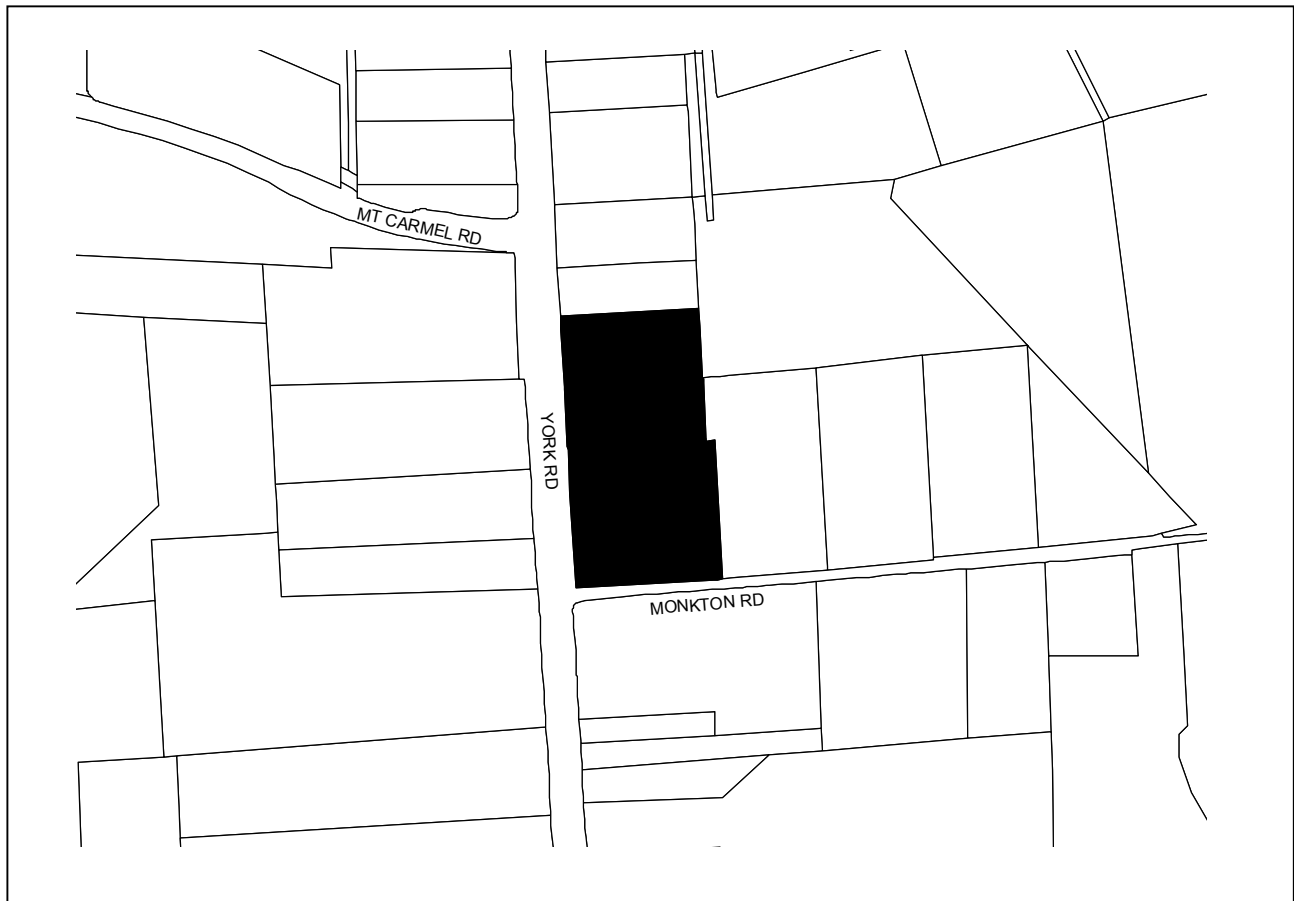
REFERENCE # **700440001** STATUS **PLAN APPROVED**
 MINOR SUB # **08066** RPD **301** TAZ **430** COUNCIL DISTRICT **3**

ALIAS

LOCATION **E/S YORK RD, NE COR OF MONKTON RD**

TAX MAP 22	BLOCK 14	PARCEL 173, 305, 333	ZIP 21111
DEVELOPMENT TYPE INSTITUTION	PLAN SUBMITTED 07/29/08	LMA RCC	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 02/03/09	SEWERSHED NS
UNITS/LOTS 1	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 18629
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.829	CENSUS TRACT 407000
SFA 0	DVLP SFA 0	ZONING1 BM-CR ACRES 1.829	BLOCK GROUP 4070003
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 15121/39
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 1	DVLP OTHER 1	EXISTING 1	

COMMENTS: DRC#030308E. Existing church (#16931 York Rd-8,470sf) to remain. A portion of buildings (1,789sf) to be removed. Proposed addition (8,370sf).



HUMPHREY PROPERTY

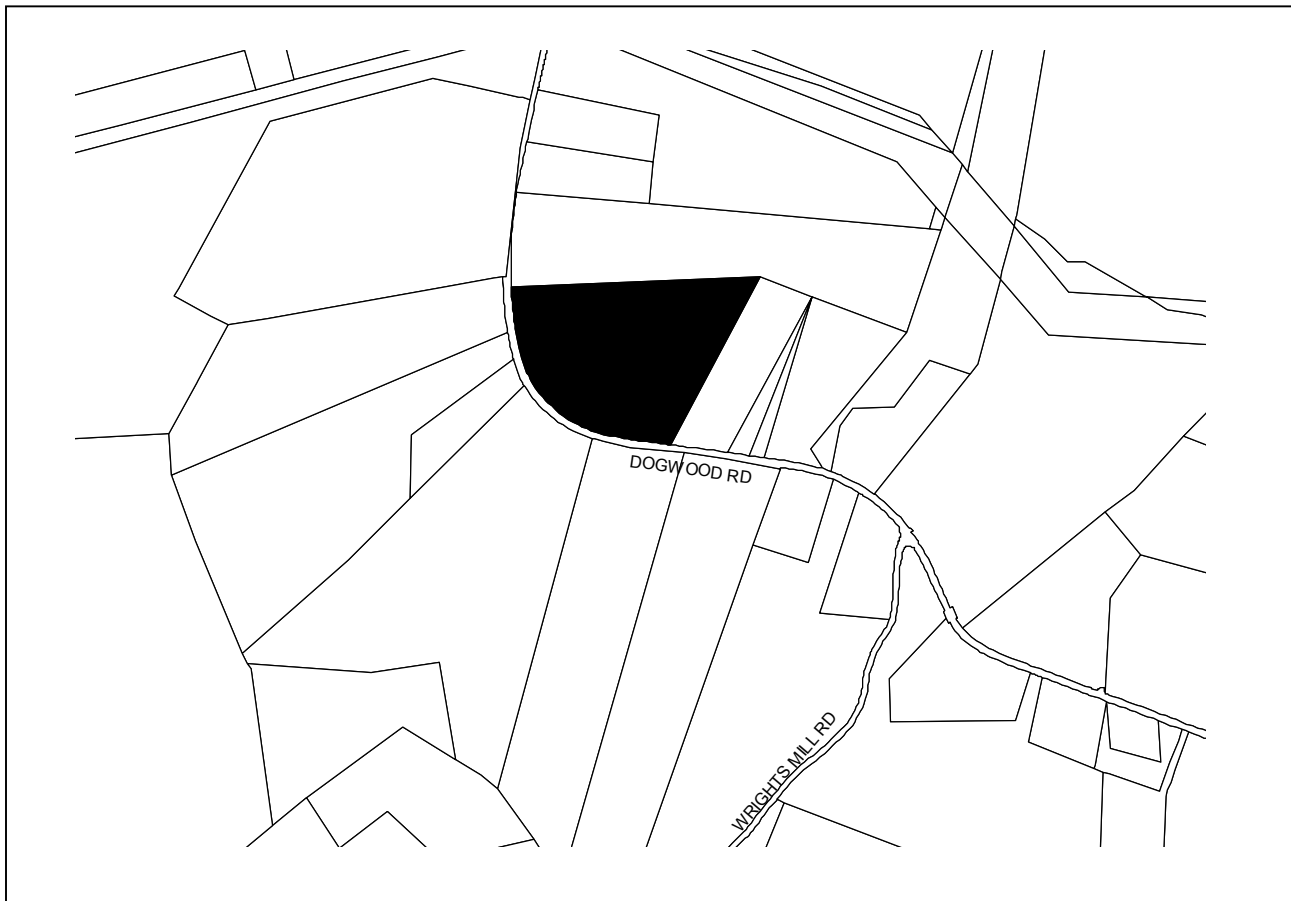
REFERENCE # **200734001** STATUS **PLAN APPROVED**
 MINOR SUB # **07098M** RPD **311** TAZ **515** COUNCIL DISTRICT **4**

ALIAS

LOCATION **N & E/S DOGWOOD RD, NW OF END OF WRIGHT MILL RD**

TAX MAP 086	BLOCK 11	PARCEL 25	ZIP 21244
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 07/30/07	LMA RPA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 01/13/09	SEWERSHED 80N
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 1	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 6.102	CENSUS TRACT 402202
SFA 0	DVLP SFA 0	ZONING1 RC 2 ACRES 6.102	BLOCK GROUP 4022021
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 24406/58
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 0	DVLP OTHER 0	EXISTING 1	

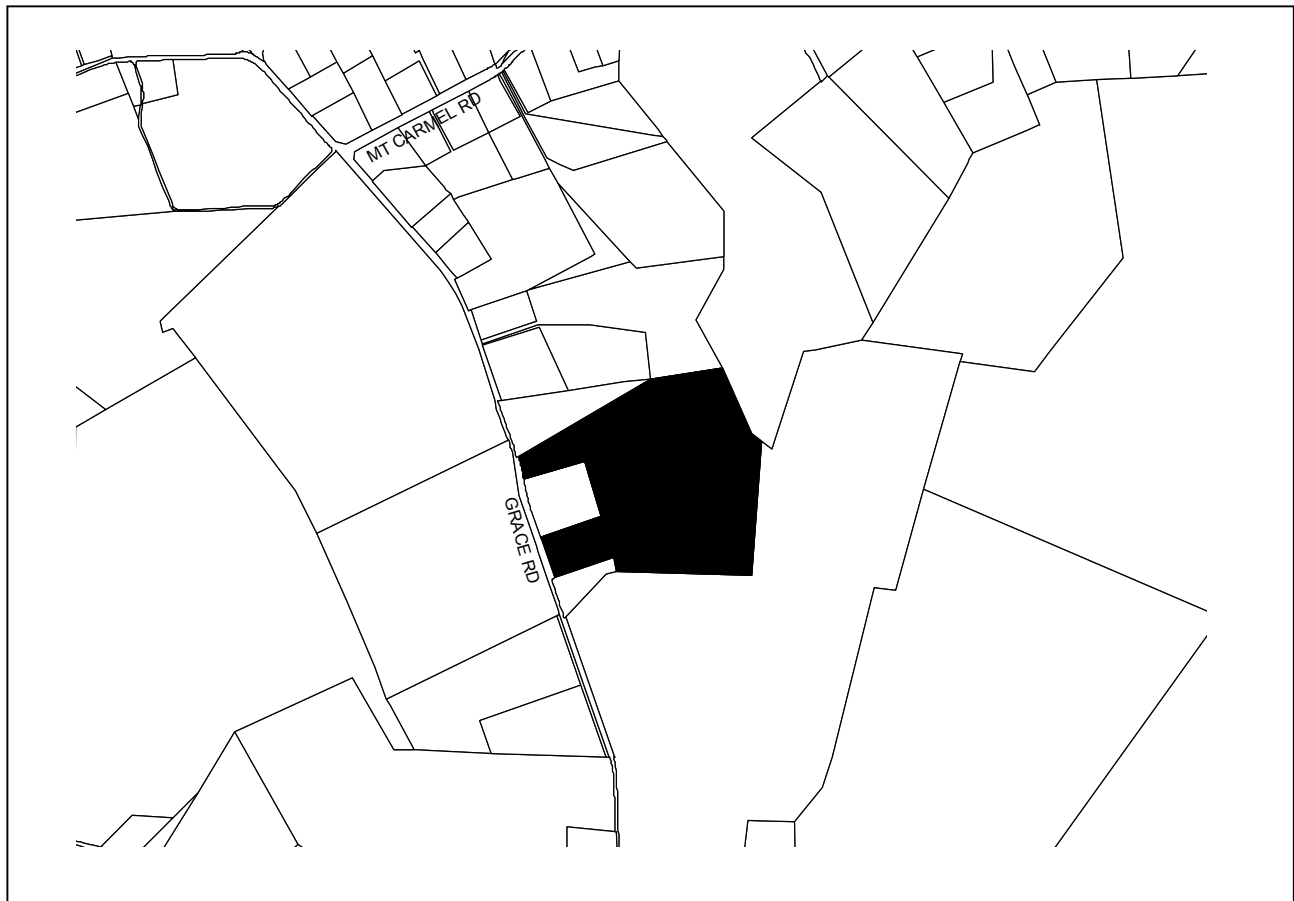
COMMENTS: Existing dwelling (#9102 Dogwood Rd) to remain on lot 1 (2.66ac). Proposed dwelling (#9116) on lot 2 (3.44ac).



LEPPO, BETTY PROPERTY

REFERENCE # **500302001** STATUS **PLAN APPROVED**
 MINOR SUB # **06020M** RPD **302** TAZ **432** COUNCIL DISTRICT **3**
 ALIAS **THE LEPPO PROPERTY (AKA)**
 LOCATION **E/S GRACE RD, S OF MT CARMEL RD**
 TAX MAP **019** BLOCK **12** PARCEL **9** ZIP **21074**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **03/10/06** LMA **APA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **02/24/09** SEWERSHED **NS**
 UNITS/LOTS **1** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **NS**
 SFD **1** DVLP SFD **0** PLAT RECORDED SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **26.0314** CENSUS TRACT **405000**
 SFA **0** DVLP SFA **0** ZONING1 **RC 2** ACRES **26.031** BLOCK GROUP **4050001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **21080/1**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF
 OTHER **0** DVLP OTHER **0** EXISTING **0**

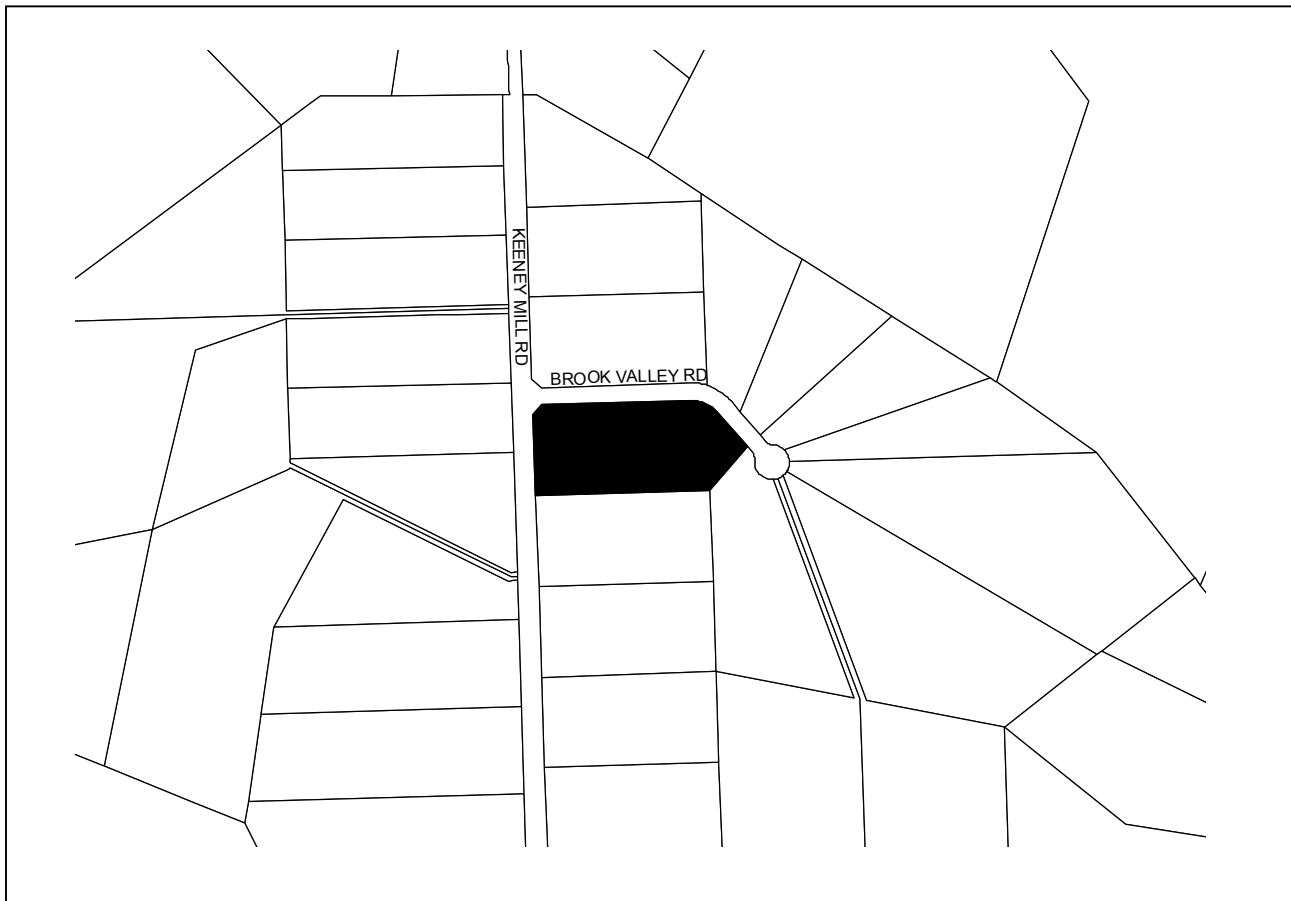
COMMENTS: Proposed dwelling (#17433 Grace Rd) on lot 1 (3.79ac). A tract of 22.24ac remains.



LEWIS CHRIS PROPERTY

REFERENCE # **600311001** STATUS **PLAN APPROVED**
 MINOR SUB # **08027M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**
 ALIAS **RESUB OF BROOK VALLEY FARMS LOT 9 PLAT C**
 LOCATION **SE COR KEENEY MILL RD AND BROOK VALLEY CT**
 TAX MAP **006** BLOCK **09** PARCEL **P/O 32 (lot 9)** ZIP **21053**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **04/22/08** LMA **APA**
 #PROPOSED **0** #DEVELOPED **0** PLAN APPROVAL **02/24/09** SEWERSHED **NS**
 UNITS/LOTS **2** UNITS/LOTS **0** PLAT APPROVAL **0** WATER ZONE **NS**
 SFD **2** DVLP SFD **0** PLAT RECORDED **0** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **3.296** CENSUS TRACT **406000**
 SFA **0** DVLP SFA **0** ZONING1 **RC 3** ACRES **3.296** BLOCK GROUP **4060002**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **0** ACRES **0** DEED REF **26094/185**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF **36/3**
 OTHER **0** DVLP OTHER **0** EXISTING **0**

COMMENTS: Proposed dwelling (#1 Brook Valley Ct) on lot 9A (1.30ac) and (#3) on lot 9B (2.00ac).



LONGNECKER RIDGE

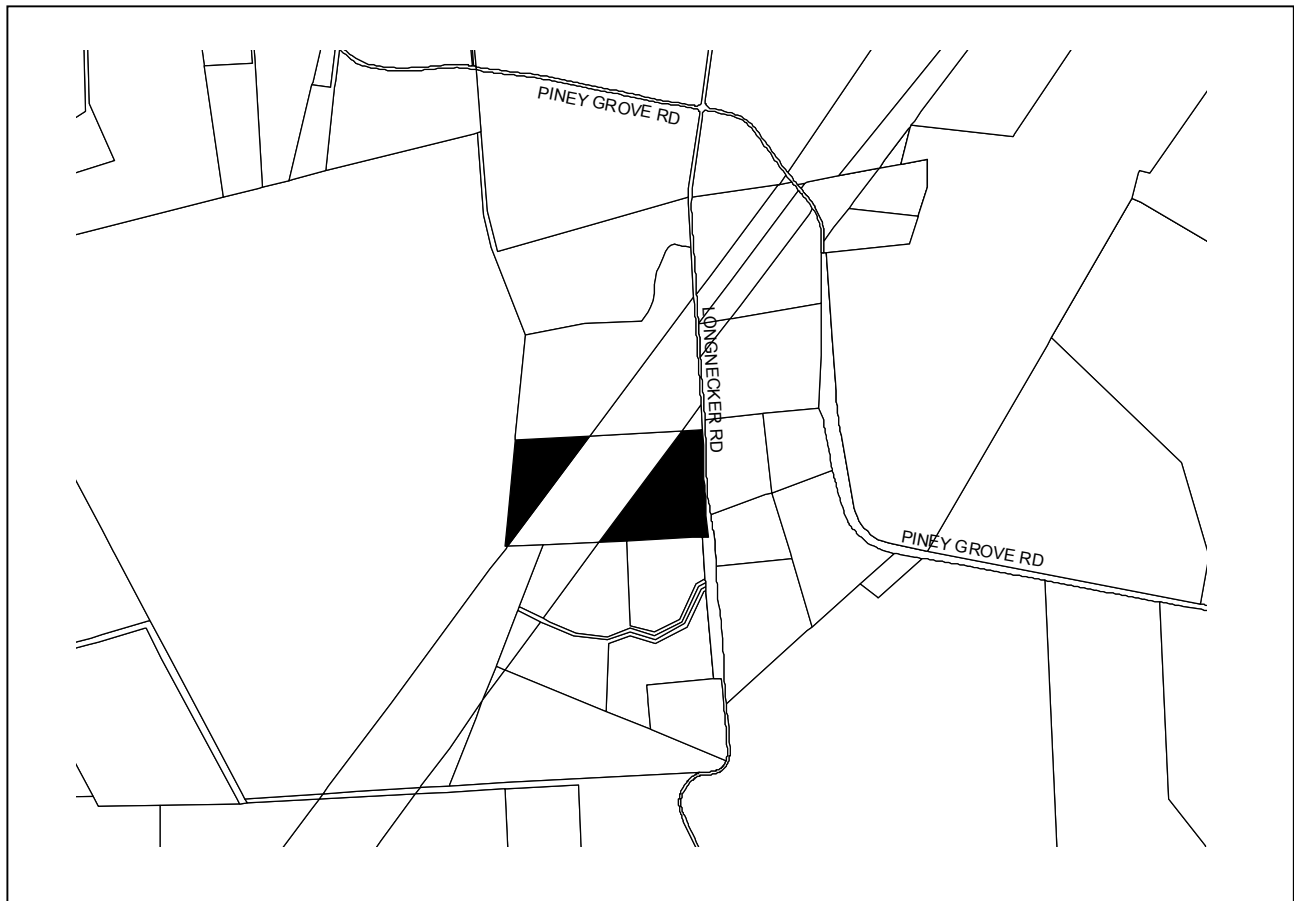
REFERENCE # **400699001** STATUS **PLAN APPROVED**
 MINOR SUB # **08001M** RPD **303** TAZ **435** COUNCIL DISTRICT **3**

ALIAS

LOCATION **W/S LONGNECKER RD, S OF PINEY GROVE RD**

TAX MAP 040	BLOCK 02	PARCEL P/O 73	ZIP 21136
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 01/22/08	LMA APA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 03/18/09	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 7.2417	CENSUS TRACT 404600
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 7.2417
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING 0	DEED REF 26320/52
			PLAT REF

COMMENTS: This project has 2 pieces. Proposed dwelling (#14002 Longnecker Rd) on lot 1 (3.12ac) and (#14000) on lot 2 (4.13ac).



MAGSAMEN PROPERTY 203 RIVERTON ROAD

REFERENCE # **1500938001** STATUS **PLAN APPROVED**
 MINOR SUB # **08073** RPD **327** TAZ **721** COUNCIL DISTRICT **6**
 ALIAS **RESUB OF MIDDLE RIVER BLOCK 3 LOTS 1-3**
 LOCATION **E/S RIVERTON RD @ NE COR OF MAGNOLIA AVE**
 TAX MAP **090** BLOCK **11** PARCEL **P/O 709 (block 3, lots 1-3)** ZIP **21220**
 DEVELOPMENT TYPE **MIXED** PLAN SUBMITTED **08/10/08** LMA **CCA**
 #PROPOSED **3** #DEVELOPED **2** PLAN APPROVAL **03/13/09** SEWERSHED **7**
 UNITS/LOTS **3** UNITS/LOTS **2** PLAT APPROVAL **7** WATER ZONE **F**
 SFD **2** DVLP SFD **1** PLAT RECORDED **7** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **0.602** CENSUS TRACT **451400**
 SFA **0** DVLP SFA **0** ZONING1 **BL** ACRES **0.563** BLOCK GROUP **4514001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **DR 5.5** ACRES **0.039** DEED REF **4750/556**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **ACRES 0** PLAT REF **1/120**
 OTHER **1** DVLP OTHER **1** EXISTING **2**

COMMENTS: DRC#070708H. Existing dwelling (#203 Riverton Rd) to remain on lot B (0.22ac) and existing auto service (#503 Magnolia Ave) to remain on lot A (0.24ac). Proposed dwelling (#205 Riverton Rd) on lot C (1.40ac).



MCDONALDS RESTAURANT 2116 YORK ROAD

REFERENCE # **800875001** STATUS **PLAN APPROVED**
 MINOR SUB # **08080** RPD **309** TAZ **502** COUNCIL DISTRICT **3**

ALIAS

LOCATION **W/S YORK RD, N OF TIMONIUM RD**

TAX MAP 60	BLOCK 06	PARCEL 228	ZIP 21093
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 09/15/08	LMA EC-HV	
#PROPOSED 1	#DEVELOPED 0	PLAN APPROVAL 02/24/09	SEWERSHED 57N
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE T 4
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 4384
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.931	CENSUS TRACT 408505
SFA 0	DVLP SFA 0	ZONING1 BR-IM	ACRES 0.931
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 1	DVLP OTHER 0	EXISTING 0	DEED REF 12096/122
			PLAT REF

COMMENTS: Existing McDonald's restaurant (#2116 York Rd) to be razed. Proposed new McDonald's restaurant (new #2116 York Rd-4,384sf).



PEERCE'S PLANTATION

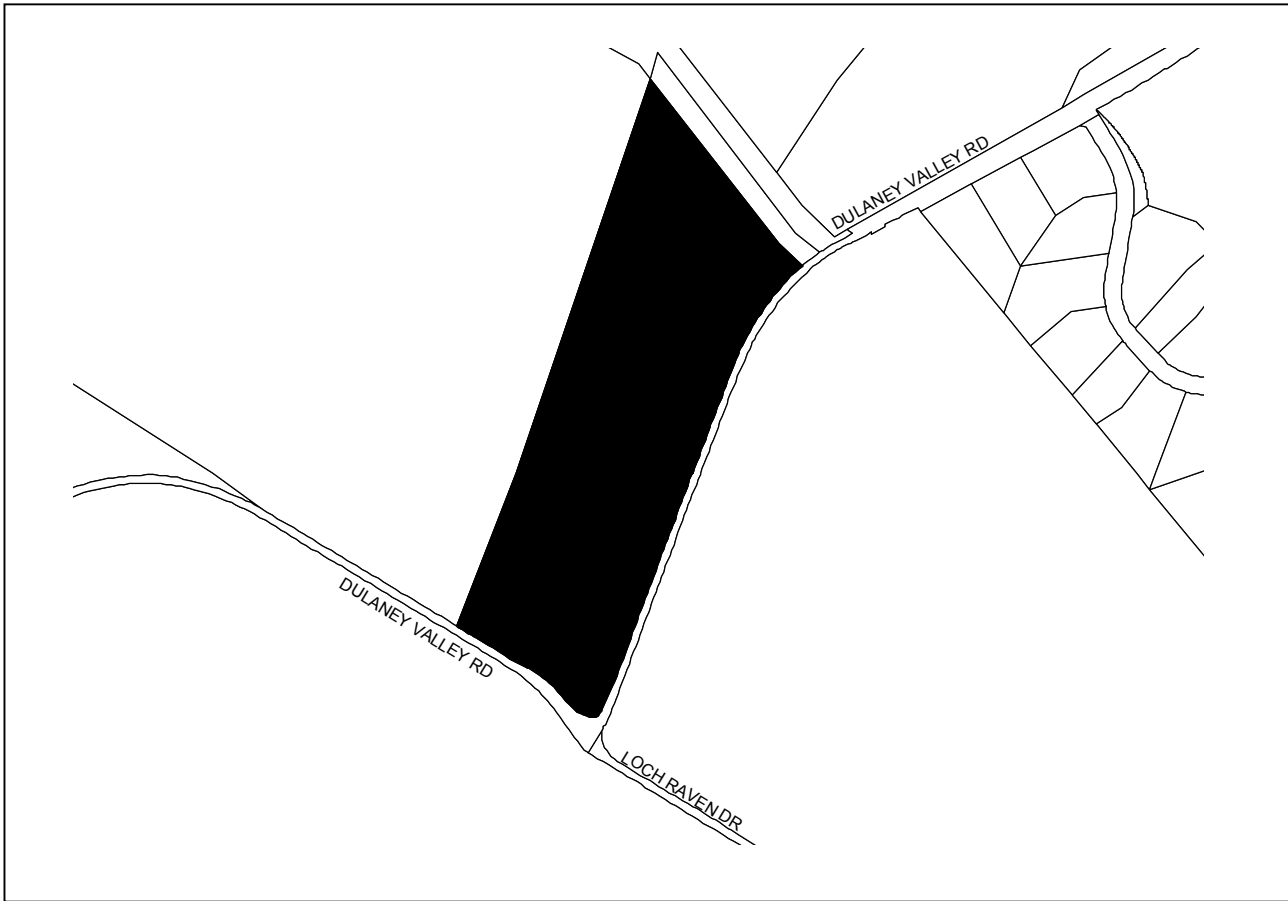
REFERENCE # **1000452001** STATUS **PLAN APPROVED**
 MINOR SUB # **08057** RPD **305** TAZ **451** COUNCIL DISTRICT **3**

ALIAS

LOCATION **W/S DULANEY VALLEY RD @ NW COR LOCH RAVEN DR**

TAX MAP 053	BLOCK 07	PARCEL 300, 327, 403	ZIP 21131
DEVELOPMENT TYPE MIXED	PLAN SUBMITTED 07/10/08	LMA RPA	
#PROPOSED 2	#DEVELOPED 2	PLAN APPROVAL 03/25/09	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE NS
SFD 1	DVLP SFD 1	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 19.72	CENSUS TRACT 410200
SFA 0	DVLP SFA 0	ZONING1 RC 6 ACRES 15.1	BLOCK GROUP 4102003
MULTIFAM 0	DVLP MFAM 0	ZONING2 BL ACRES 1.51	DEED REF 15424/134
SPECIAL 0	DVLP SPECIAL 0	ZONING3 BL-CR ACRES 1.16	PLAT REF
OTHER 1	DVLP OTHER 1	EXISTING 2	

COMMENTS: DRC#101606B. Existing dwelling (#12450 Dulaney Valley Rd) to remain and existing restaurant (#12460) to remain. Lot line adjustment proposed, but no new development. Tract A (13.00ac) remains.



PERRY HALL FAMILY WORSHIP CENTER

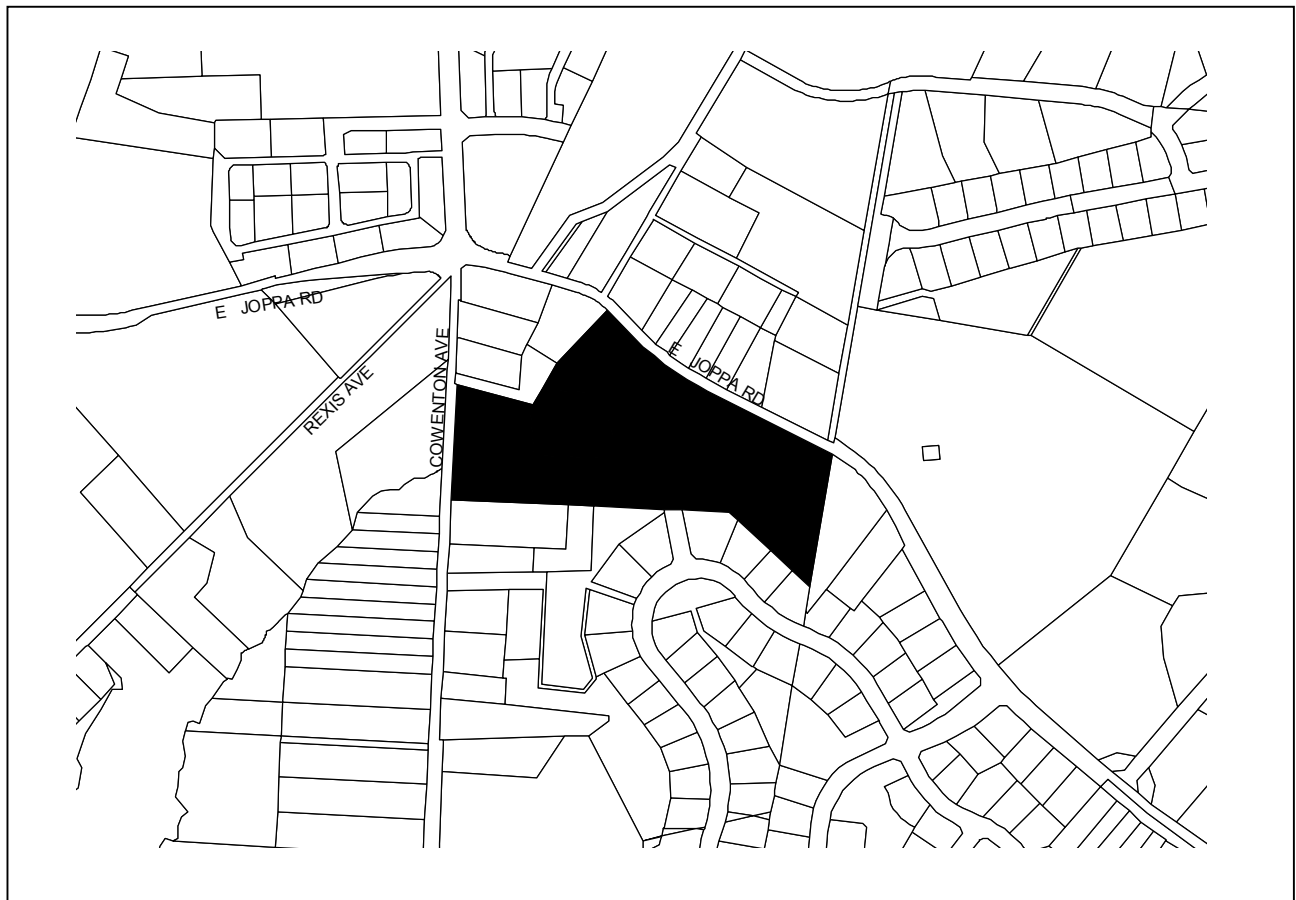
REFERENCE # **1101074001** STATUS **PLAN APPROVED**
 MINOR SUB # **07156** RPD **317** TAZ **601** COUNCIL DISTRICT **5**

ALIAS

LOCATION **S/S E JOPPA RD, E OF COWENTON RD**

TAX MAP 072	BLOCK 11	PARCEL 514	ZIP 21128
DEVELOPMENT TYPE INSTITUTION	PLAN SUBMITTED 12/10/07	LMA GA-WM	
#PROPOSED 1	#DEVELOPED 0	PLAN APPROVAL 02/03/09	SEWERSHED 19
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 2
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 38408
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 9.49	CENSUS TRACT 411304
SFA 0	DVLP SFA 0	ZONING1 DR 3.5H ACRES 9.49	BLOCK GROUP 4113042
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 10511/15
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 1	DVLP OTHER 0	EXISTING 0	

COMMENTS: DRC#1022071. Existing dwelling #5125 E. Joppa Rd to be razed. Proposed 500-seat Church (38,408sf).



PINE GROVE UNITED METHODIST CHURCH

REFERENCE # **600307001** STATUS **PLAN APPROVED**
 MINOR SUB # **07167** RPD **301** TAZ **427** COUNCIL DISTRICT **3**

ALIAS

LOCATION **E/S MIDDLETOWN RD, N OF RAYVILLE RD**

TAX MAP 011	BLOCK 17	PARCEL 36 (Parcel "A"), 78, 79	ZIP 21120
DEVELOPMENT TYPE INSTITUTION	PLAN SUBMITTED 01/10/08	LMA RRA	
#PROPOSED 2	#DEVELOPED 1	PLAN APPROVAL 01/02/09	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 14359
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 6.68	CENSUS TRACT 406000
SFA 0	DVLP SFA 0	ZONING1 RC 4 ACRES 6.68	BLOCK GROUP 4060004
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 20349/682
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF 76/124
OTHER 2	DVLP OTHER 1	EXISTING 1	

COMMENTS: DRC#090407C. Existing 4,041sf Church (#19401 Middletown Rd) to remain. Proposed 10,318sf Pre School. Plat reference is for Parcel "A".



RETAIL BUILDING 4301 WASHINGTON BLVD

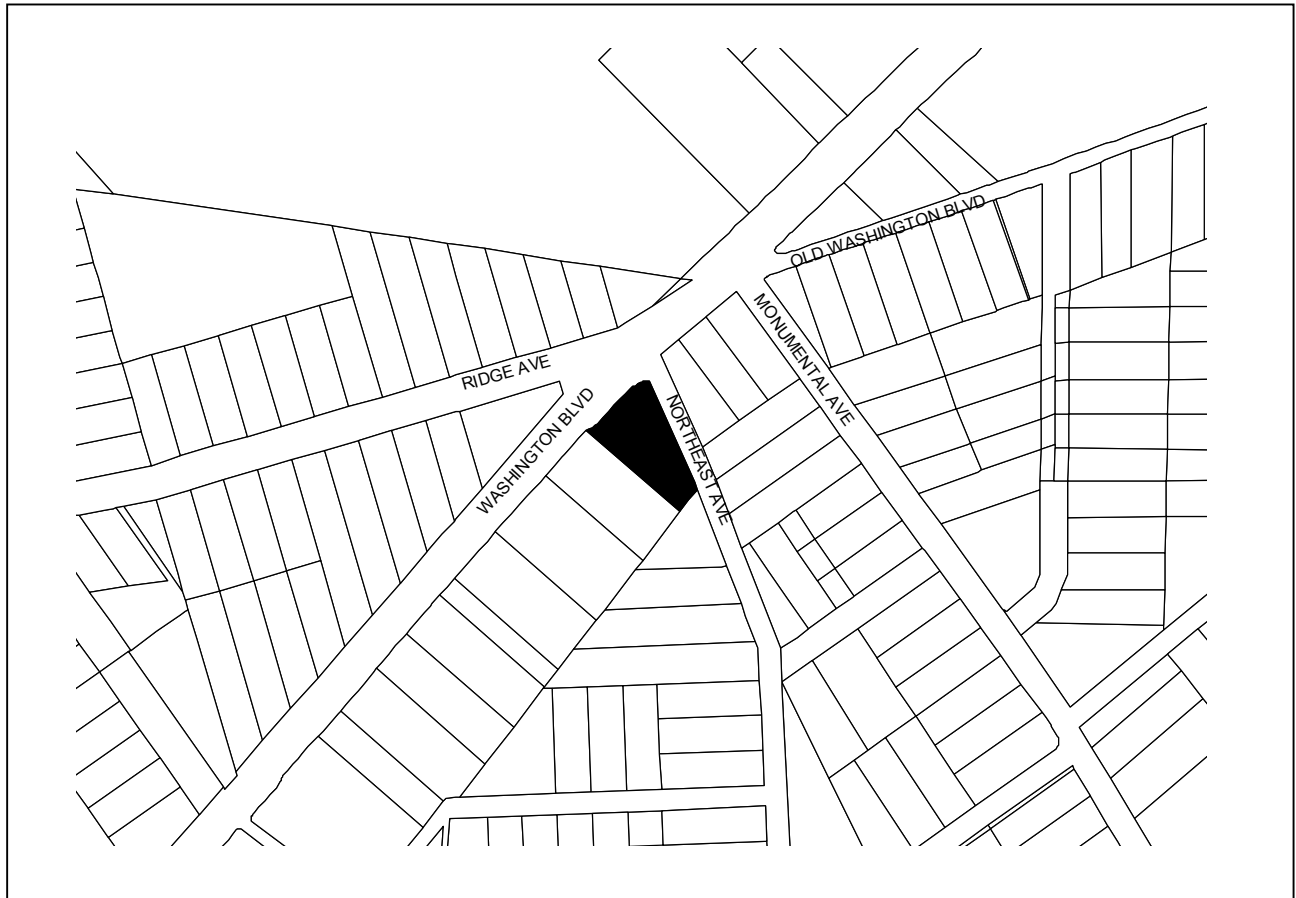
REFERENCE # **1300215001** STATUS **PLAN APPROVED**
 MINOR SUB # **08034** RPD **325** TAZ **702** COUNCIL DISTRICT **1**

ALIAS

LOCATION **S COR WASHINGTON BLVD AND NORTHEAST AVE**

TAX MAP 109	BLOCK 07	PARCEL 317	ZIP 21227
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 04/30/08	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 02/18/09	SEWERSHED 73
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE W 2
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 2360
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.311	CENSUS TRACT 430400
SFA 0	DVLP SFA 0	ZONING1 BR	ACRES 0.311
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 1	DVLP OTHER 0	EXISTING 0	DEED REF 26315/194
			PLAT REF

COMMENTS: DRC#092506A. Proposed Commercial buiding (#4301 Northeast Ave - 2,360sf).



RIZAKOS/VANGELAKOS PROPERTY

REFERENCE # **400661001** STATUS **PLAN APPROVED**
 MINOR SUB # **05105M** RPD **306** TAZ **452** COUNCIL DISTRICT **4**

ALIAS

LOCATION **N/S RITTERS LN, SW OF REISTERSTOWN RD**

TAX MAP 058	BLOCK 14	PARCEL 736	ZIP 21117
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 09/19/05	LMA GA-OM
#PROPOSED	#DEVELOPED	PLAN APPROVAL 02/10/09	SEWERSHED 67
UNITS/LOTS 3	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE R 5
SFD 3	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 2.012	CENSUS TRACT 404100
SFA 0	DVLP SFA 0	ZONING1 DR 3.5 ACRES 2.012	BLOCK GROUP 4041001
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 19940/2
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 0	DVLP OTHER 0	EXISTING 0	

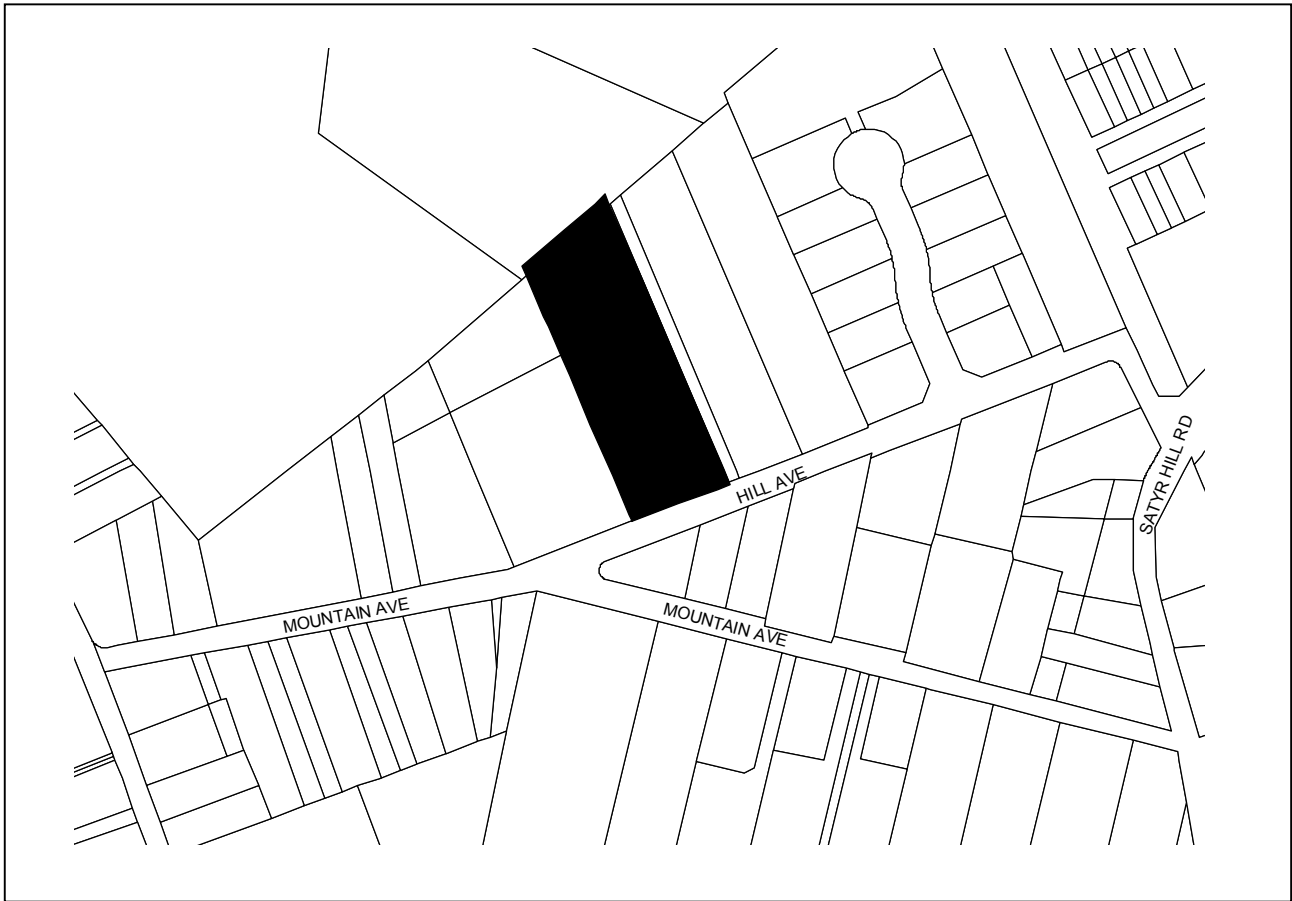
COMMENTS: Existing dwelling (#28 Ritters La) to be razed. Proposed dwelling (#26 Ritters La) on lot 1 (0.65ac), (new #28) on lot 2 (0.39ac), and (#30) on lot 3 (0.88ac).



RRR, LLC PROPERTY

REFERENCE # **900810001** STATUS **PLAN APPROVED**
 MINOR SUB # **08003M** RPD **316** TAZ **594** COUNCIL DISTRICT **5**
 ALIAS **RESUB OF JOPPA HEIGHTS LITTLE FARM (lots 43, p/o 42)**
 LOCATION **NW/S HILL AVE, W OF SATYR HILL RD**
 TAX MAP **071** BLOCK **07** PARCEL **P/O 1094 (lot 43, p/o 42)** ZIP **21234**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **01/23/08** LMA **CCA**
 #PROPOSED **3** #DEVELOPED **1** PLAN APPROVAL **01/14/09** SEWERSHED **18**
 UNITS/LOTS **3** UNITS/LOTS **1** PLAT APPROVAL **0** WATER ZONE **T 4**
 SFD **3** DVLP SFD **1** PLAT RECORDED **0** SQ_FT OF BLDG **0**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **1.25** CENSUS TRACT **491701**
 SFA **0** DVLP SFA **0** ZONING1 **DR 3.5** ACRES **0.92** BLOCK GROUP **4917012**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **DR 5.5** ACRES **0.33** DEED REF **26546/527**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF **6/166**
 OTHER **0** DVLP OTHER **0** EXISTING **1**

COMMENTS: Existing dwelling (#1931 Hill Ave) to remain on lot 1 (0.34ac). Proposed dwelling (#1933) on lot 2 (0.24ac) and (#1933A) on lot 3 (0.64ac).



SARWAR LANDING

REFERENCE # **1400438001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **321** TAZ **653** COUNCIL DISTRICT **6**
 ALIAS **RESUB OF GEARY A. LONG LOTS 5 & 6 (AKA)**
 LOCATION **N/S RIDGE RD, W OF PERRY HALL BLVD**
 TAX MAP **081** BLOCK **12** PARCEL **P/O 799** ZIP **21236**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **10/25/05** LMA **GA-WM**
 #PROPOSED #DEVELOPED PLAN APPROVAL **01/21/09** SEWERSHED **2**
 UNITS/LOTS **7** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **E 2**
 SFD **7** DVLP SFD **0** PLAT RECORDED SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **2.046** CENSUS TRACT **440600**
 SFA **0** DVLP SFA **0** ZONING1 **DR 3.5** ACRES **2.046** BLOCK GROUP **4406001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **19638/584**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **7/120**
 OTHER **0** DVLP OTHER **0** EXISTING **0**

COMMENTS: Existing dwelling on future lots 1 & 2 (#4630 Ridge Rd) to be razed. Development plan submitted 6/22/07.



THE SHOPS AT PERRY HALL

REFERENCE # **1101086001** STATUS **PLAN APPROVED**
 MINOR SUB # **08094** RPD **317** TAZ **602** COUNCIL DISTRICT **5**

ALIAS

LOCATION **E/S BELAIR RD, SE COR OF FUTURE HONEYGO BLVD**

TAX MAP 063	BLOCK 22	PARCEL 287	ZIP 21128
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 10/29/08	LMA GA-WM	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 03/09/09	SEWERSHED 23
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 3
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 118658
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 11.08	CENSUS TRACT 411304
SFA 0	DVLP SFA 0	ZONING1 BL ACRES 11.08	BLOCK GROUP 4113043
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 19529/271
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 2	DVLP OTHER 0	EXISTING 0	

COMMENTS: DRC#112105H. Proposed retail building (#9807 Belair Rd-(92,658sf) and retail building (#9805-26,000sf).



VANDERMAST PROPERTY

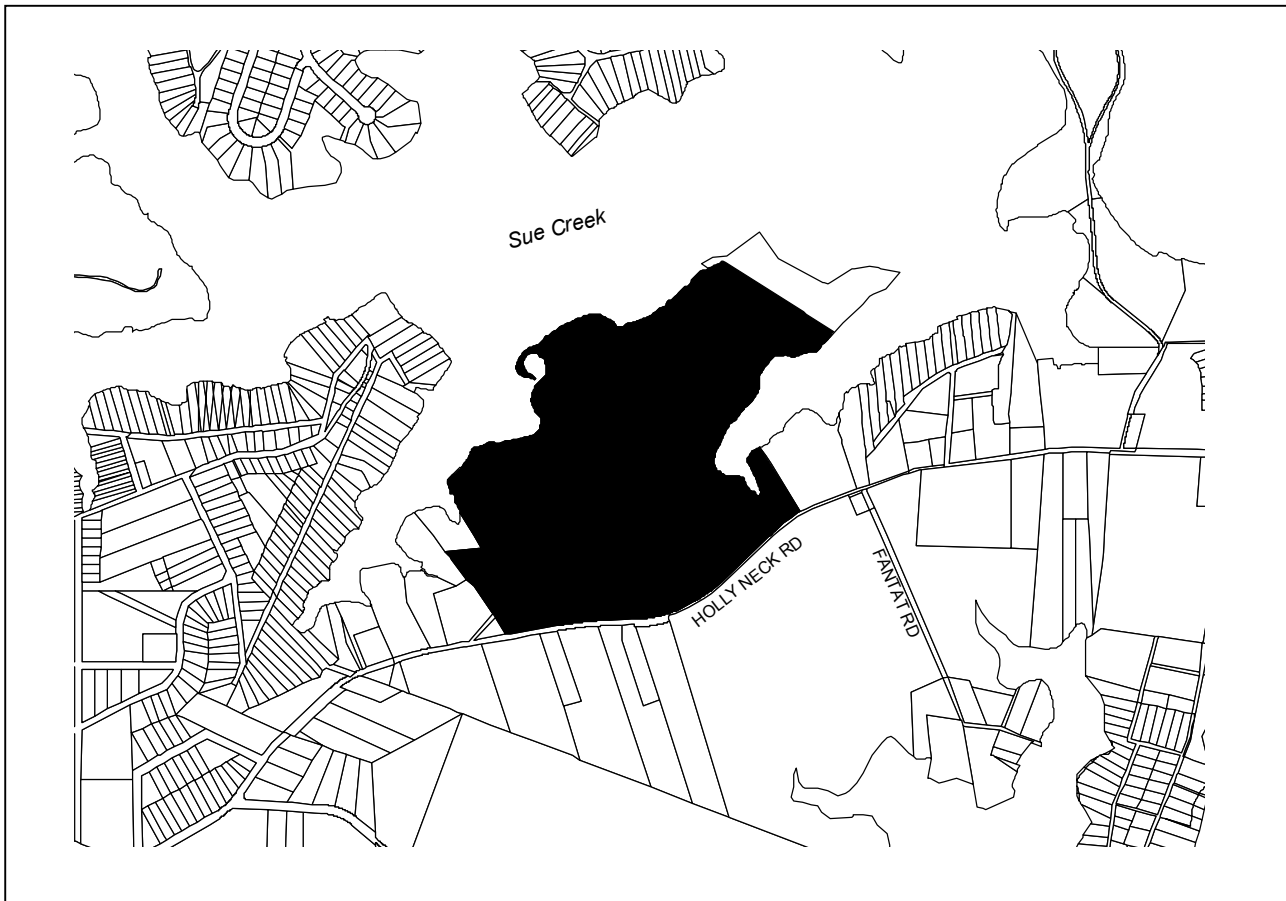
REFERENCE # **1500919001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **328** TAZ **737** COUNCIL DISTRICT **6**

ALIAS

LOCATION **N & S/S VANDERMAST LN, N OF HOLLY NECK RD**

TAX MAP 098	BLOCK 21	PARCEL 113, 123	ZIP 21221
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 10/16/07	LMA RPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 01/22/09	SEWERSHED 39N
UNITS/LOTS 15	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 15	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 58.7	CENSUS TRACT 451000
SFA 0	DVLP SFA 0	ZONING1 RC 5 ACRES 30.3	BLOCK GROUP 4510001
MULTIFAM 0	DVLP MFAM 0	ZONING2 RC 20 ACRES 28.4	DEED REF 19254/285
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 0	DVLP OTHER 0	EXISTING 0	

COMMENTS: Existing dwellings to be razed. Development plan submitted 9/20/08.





Baltimore County
Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

<http://www.baltimorecountymd.gov>