



Baltimore County Office of Planning

Quarterly Subdivision Report

April 1, 2009 – June 30, 2009



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Introduction

Baltimore County Office of Planning is pleased to present the Second Quarter 2009 Subdivision Report. This report tracks all development plans approved between April 1, 2009 and June 30, 2009. The Office of Planning compiles the data from plans forwarded from the Department of Permits and Development Management.

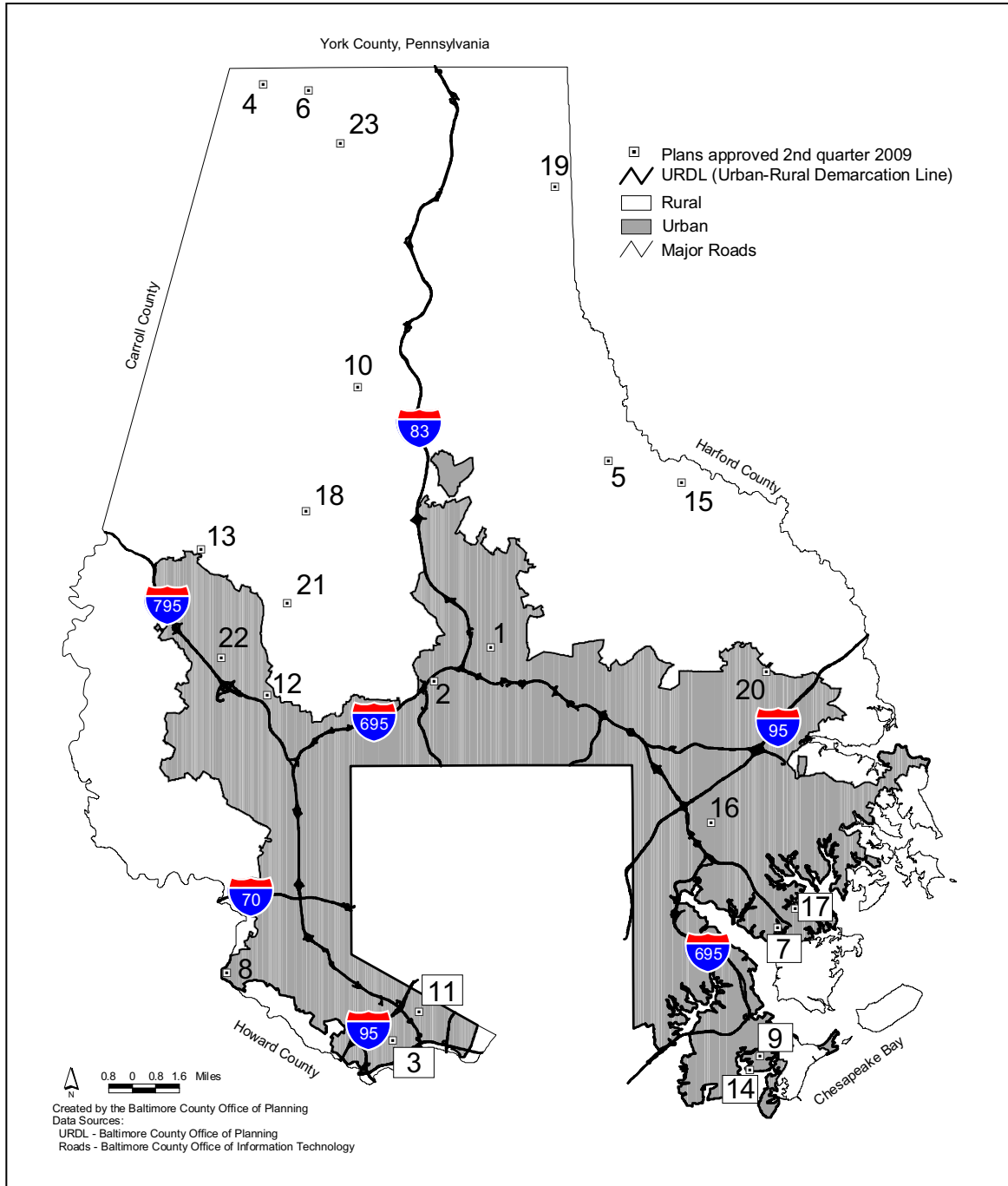
The purpose of the Quarterly Subdivision Report is to monitor where development takes place in the County. The report helps evaluate whether Baltimore County's growth management policies outlined in the *Master Plan 2010* are effective and being implemented. As cited in the *Master Plan 2010*, future 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 second 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.

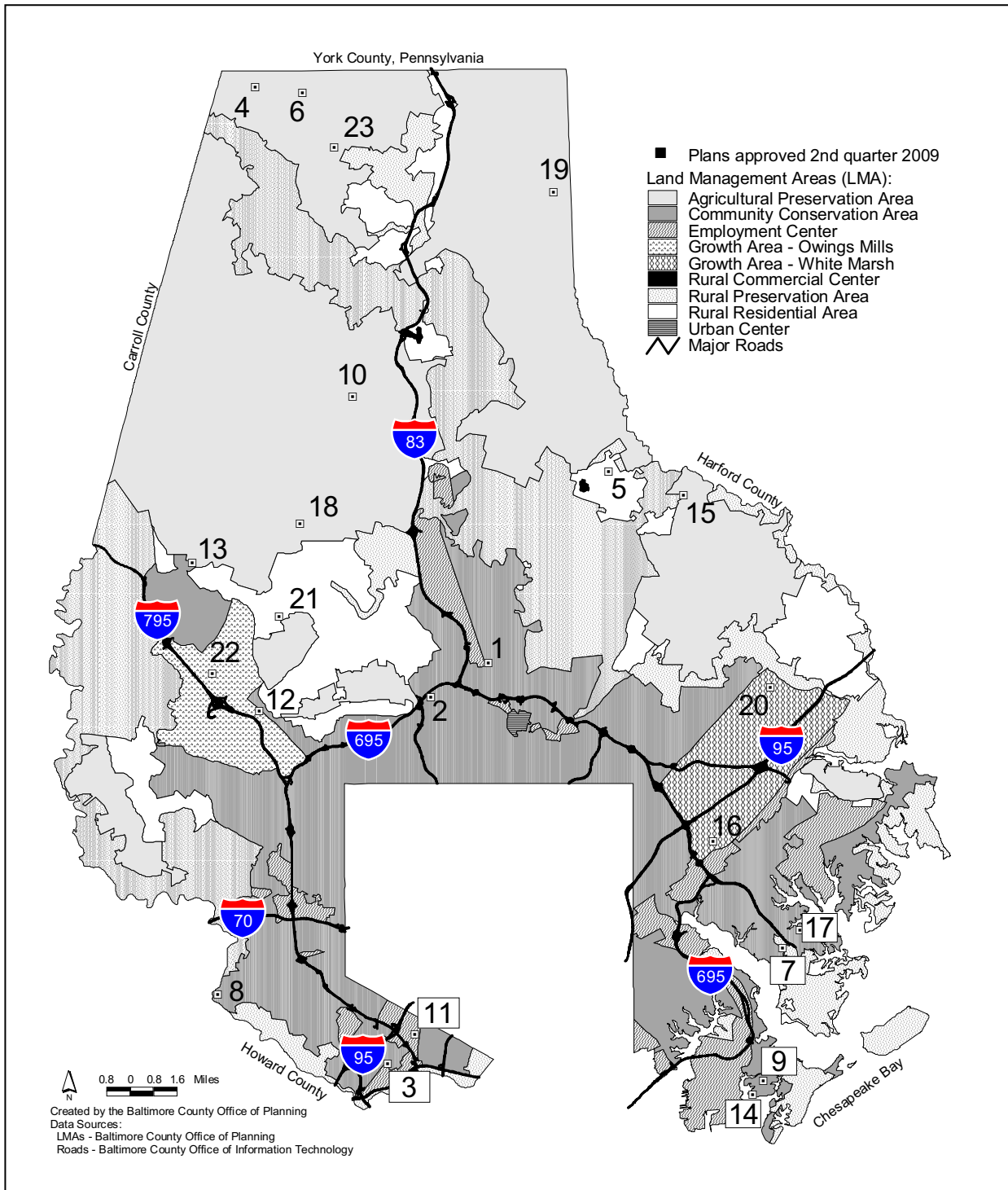
Development Summary

Between April 1, 2009 and June 30, 2009, Baltimore County approved 23 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	1801 York Road
2	2100 West Joppa Road
3	Andrews Property
4	Black John G Jr Property
5	Garliss Property
6	Godfrey Property
7	Goodwood Landing
8	Harvey, Christopher Property
9	Headland Estates
10	Lamb, Bruce Property
11	Lansdowne Station
12	Minis Of Owings Mills
13	Morrill Property Butler Road
14	Plantation Landing
15	Ransone Property
16	Reinhardt Property
17	Ross, Donald L. Property
18	Sands Property
19	Simms John And Karen Property
20	Tanner Property
21	The Helm At Worthington
22	Wang, Lei Property
23	Watkins Bryan E Property

The following map illustrates the location of development plans approved during the second 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.



During the second 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, 2nd Quarter 2009

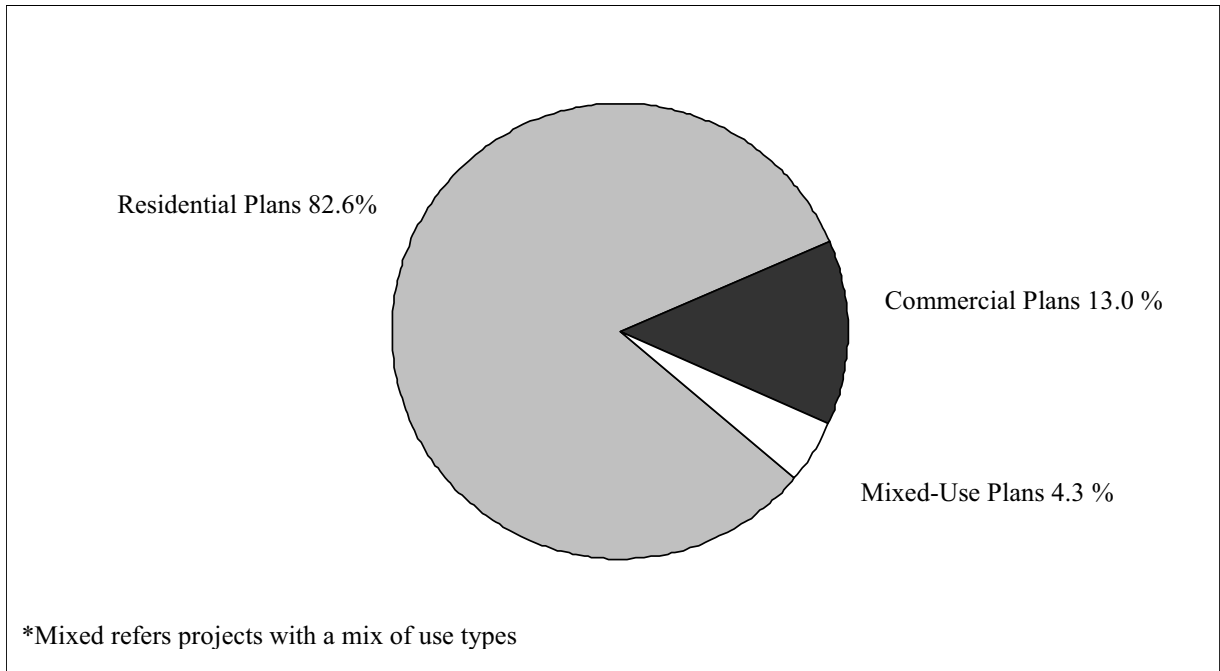
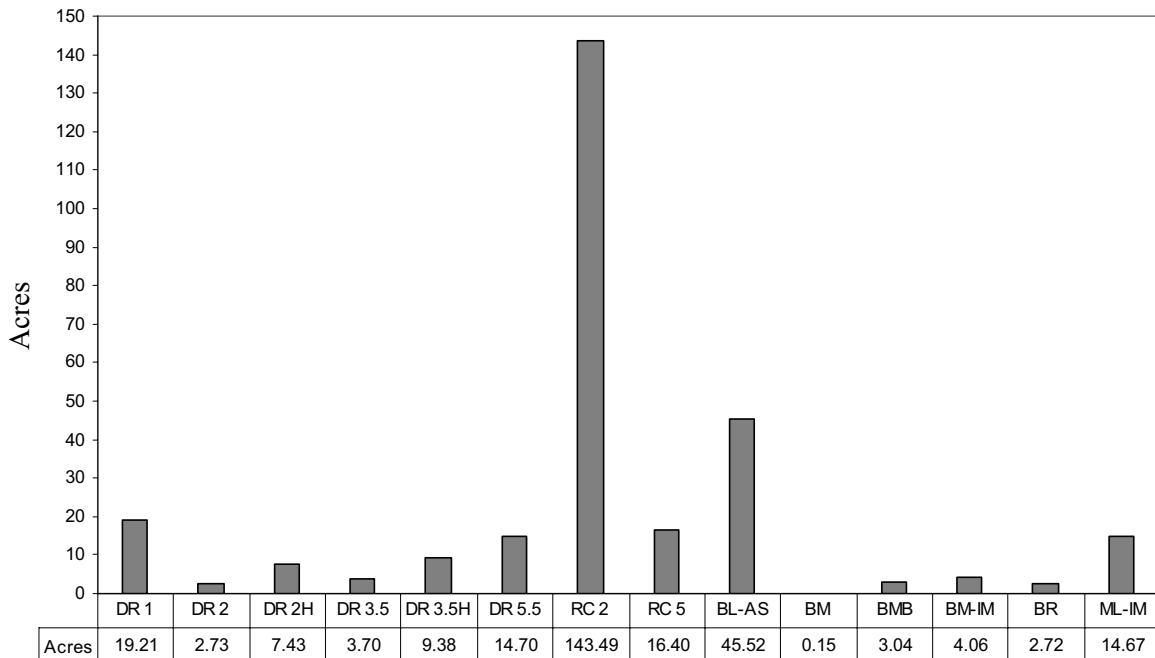


Chart 2. Total Acreage of Approved Plans by Zoning, 2nd Quarter 2009



The next series of figures compares the second 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, April 2008 to June 2009

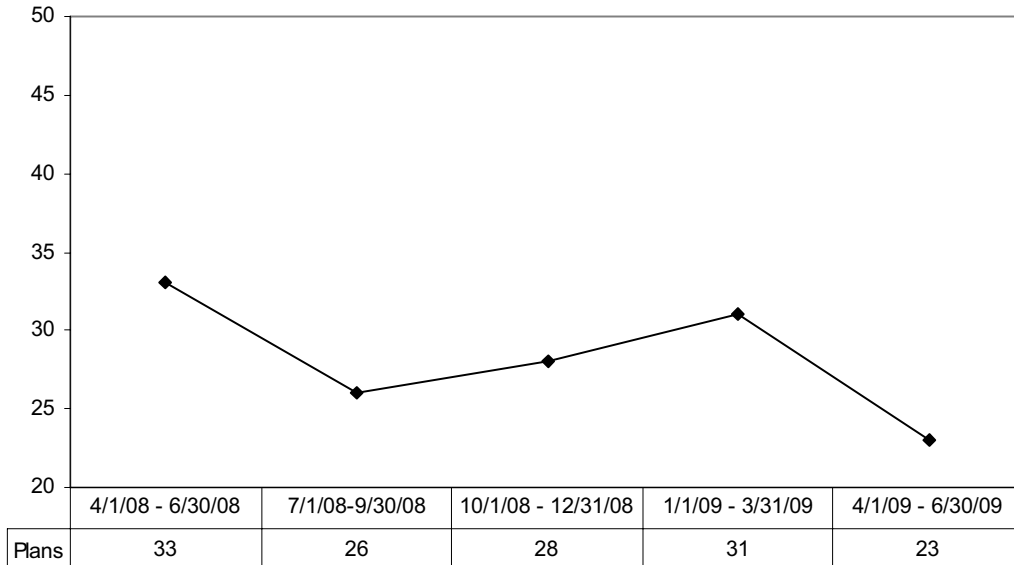
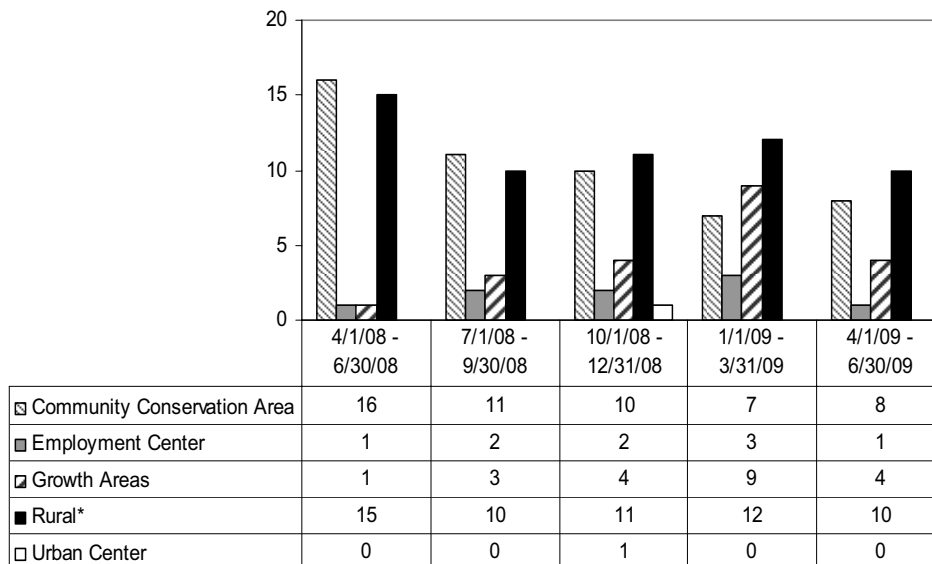


Chart 4. Total Approved Plans by Land Management Area, April 2008 to June 2009



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

Residential Development

For the second quarter of 2009, there were 20 plans approved for residential development. These plans will generate an additional 59 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 43 (or 72.9%) 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, 2nd Quarter 2009

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
2100 West Joppa Road	SFD	CCA	19.57	DR 1, DR 2	2	2	0.20
Andrews Property	SFD	CCA	1.01	DR 2	1	1	1.99
Goodwood Landing	SFD	CCA	1.39	DR 5.5	3	0	2.16
Harvey, Christopher Property	SFD	CCA	1.37	DR 2	2	0	1.47
Headland Estates	SFD	CCA	3.16	DR 5.5	12	0	3.80
Plantation Landing	SFD	CCA	12.55	DR 5.5, BMB, BM	2	0	0.16
Reinhardt Property	SFD	GA-WM	1.05	DR 3.5	2	0	1.90
Ross, Donald L. Property	SFD	CCA	1.11	DR 3.5	2	0	1.80
Tanner Property	SFD	GA-WM	16.81	DR 3.5H, DR 2H	16	0	0.95
Wang, Lei Property	SFD	GA-OM	1.54	DR 3.5	1	1	1.30
TOTAL			59.56		43	4	

*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 16 new lots/units as presented in Table 2. For mixed-use projects, only the residential portion is shown.

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

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Black John G Jr Property	SFD	APA	34.73	RC 2	1	1	0.06
Garliss Property	SFD	RRA	4.27	RC 5	1	1	0.47
Godfrey Property	SFD	APA	32.06	RC 2	1	1	0.06
Lamb, Bruce Property	SFD	APA	4.00	RC 2	1	1	0.50
Morrill Property Butler Road	SFD	APA	29.12	RC 2	2	0	0.07
Ransone Property	SFD	APA	7.33	RC 2	1	1	0.27
Sands Property	SFD	APA	6.33	RC 2	2	0	0.32
Simms John And Karen Property	SFD	APA	24.14	RC 2	1	1	0.08
The Helm At Worthington	SFD	RRA	12.13	RC 5	5	1	0.49
Watkins Bryan E Property	SFD	APA	5.78	RC 2	1	1	0.35
TOTAL			159.89		16	8	

*Development Type:
SFD = Single Family Detached

**Land Management Areas:
APA - Agricultural 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 second quarter of 2009 in comparison to the previous four quarters.

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

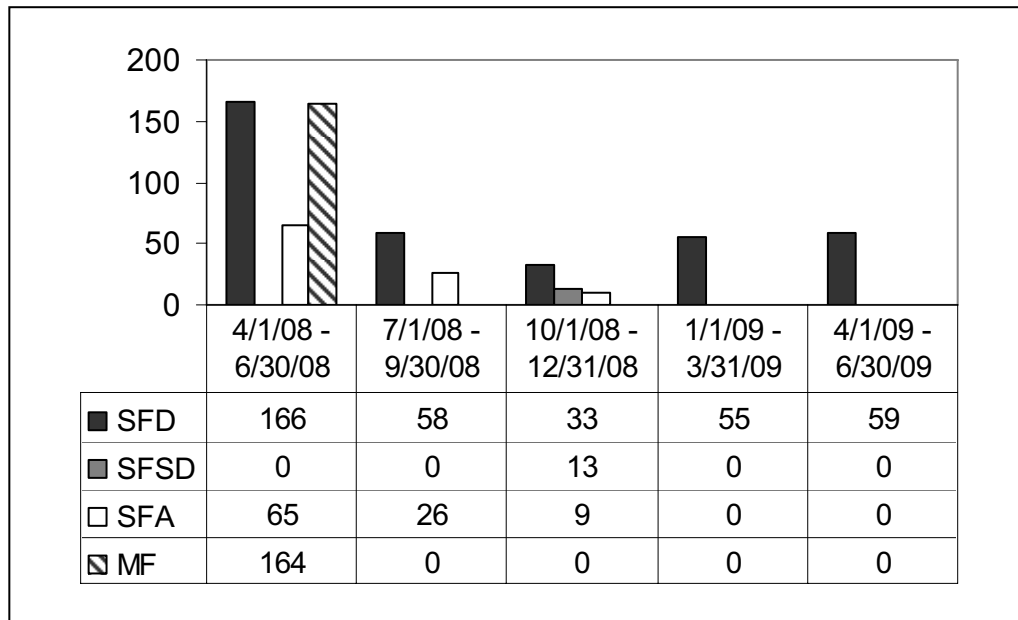
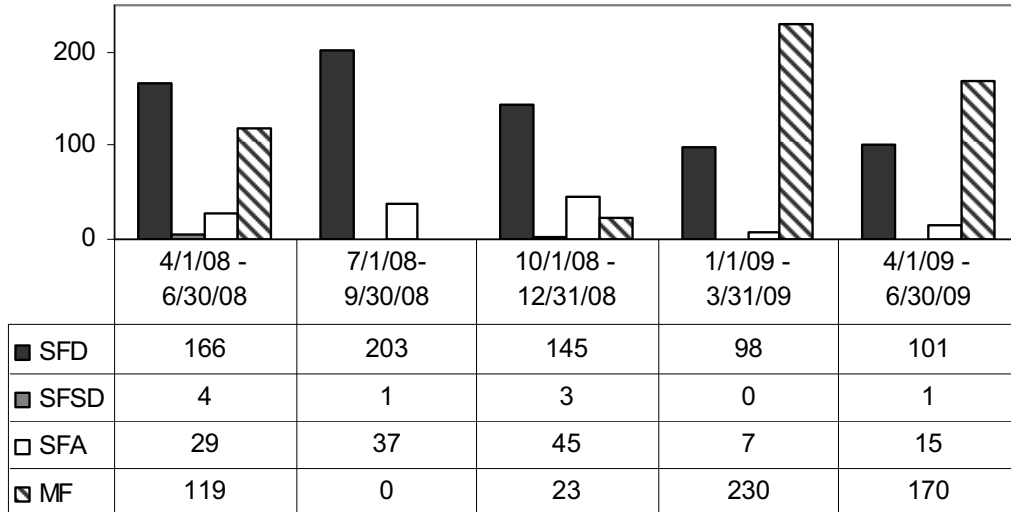


Table 3. Approved New Residential Lots/Units by Land Management Area, April 2008 to June 2009

Land Management Area	4/1/08 - 6/30/08	7/1/08 - 9/30/08	10/1/08 - 12/31/08	1/1/09 - 3/31/09	4/1/09 - 6/30/09
Agricultural Preservation	8	8	11	7	10
Community Conservation	370	47	32	9	24
Employment Center	0	1	0	2	0
Growth Area - Owings Mills	9	7	0	8	1
Growth Area - White Marsh	0	2	5	12	18
Resource Preservation	3	13	6	25	0
Rural Commercial Center	0	0	0	0	0
Rural Residential	5	6	1	3	6
Urban Center	0	0	0	0	0
Total	395	84	55	66	59

During the second quarter of 2009, 287 residential units were issued occupancy permits. The types of residential units issued occupancy permits between April 2008 and June 2009 are displayed in Chart 6.

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



Non-Residential Development

There were four plans approved for new non-residential development during the second 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 mixed use plan “Plantation Landing”, a boat storage facility is proposed for the non residential portion of the plan.

Table 4. Approved Non-Residential Plans, 2nd Quarter 2009

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
1801 York Road	COMMERCIAL	CCA	2.72	BR	19,550
Minis Of Owings Mills	COMMERCIAL	GA-OM	4.06	BM-IM	31,283
Lansdowne Station	COMMERCIAL	EC	61.22	BL-AS, ML-IM, DR 5.5	206,860
Plantation Landing	COMMERCIAL	CCA	12.55	BMB, BM, DR 5.5	-
Total			80.55		257,693

*Land Management Area:

- CCA – Community Conservation Area
- EC – Employment Center
- GA-OM – Growth Area in Owings Mills

Table 5. Approved Non-Residential Plans, New Square Footage, 2nd Quarter 2009

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	-	-	-	-	0
Community Conservation	19,550	-	-	-	19,550
Employment Center*	206,860	-	-	-	206,860
Growth Area - Owings Mills	31,283	-	-	-	31,283
Growth Area - White Marsh	-	-	-	-	0
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential	-	-	-	-	0
Urban Center	-	-	-	-	0
Total	257,693	0	0	0	257,693

*Employment Center includes Employment Center in Hunt Valley



Appendix



Project Data

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

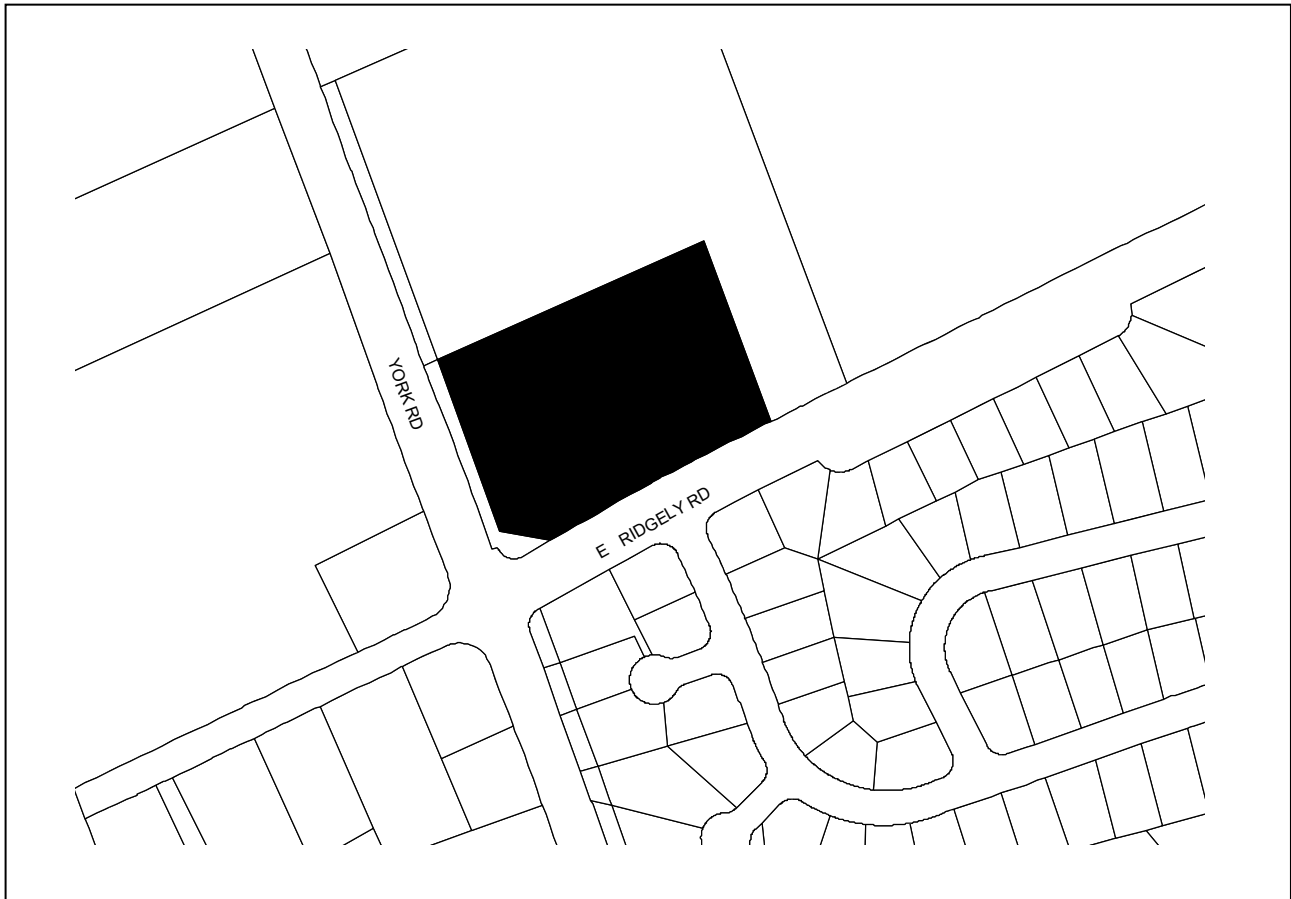
Definitions

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
SFSD	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

1801 YORK ROAD

REFERENCE #	800878001	STATUS	PLAN APPROVED						
MINOR SUB #	09005	RPD	308	TAZ	479	COUNCIL DISTRICT	3		
ALIAS	RESUB OF ARCHBISHOP OF BALTIMORE PLAT (parcel 3)								
LOCATION	NE COR YORK RD AND RIDGELY RD								
TAX MAP	060	BLOCK	12	PARCEL	P/O 758	ZIP	21093		
DEVELOPMENT TYPE	COMMERCIAL		PLAN SUBMITTED	01/07/09		LMA	CCA		
#PROPOSED	2	#DEVELOPED	0	PLAN APPROVAL	04/01/09		SEWERSHED	57N	
UNITS/LOTS	2	UNITS/LOTS	0	PLAT APPROVAL					
SFD	0	DVLP SFD	0	PLAT RECORDED					
SFSD	0	DVLP SFSD	0	TOTAL ACREAGE	2.72		SQ_FT OF BLDG	19550	
SFA	0	DVLP SFA	0	ZONING1	BR	ACRES	2.72	CENSUS TRACT	408601
MULTIFAM	0	DVLP MFAM	0	ZONING2		ACRES	0	BLOCK GROUP	4086013
SPECIAL	0	DVLP SPECIAL	0	ZONING3		ACRES	0	DEED REF	27143/676
OTHER	2	DVLP OTHER	0	EXISTING	0		PLAT REF	34/117	

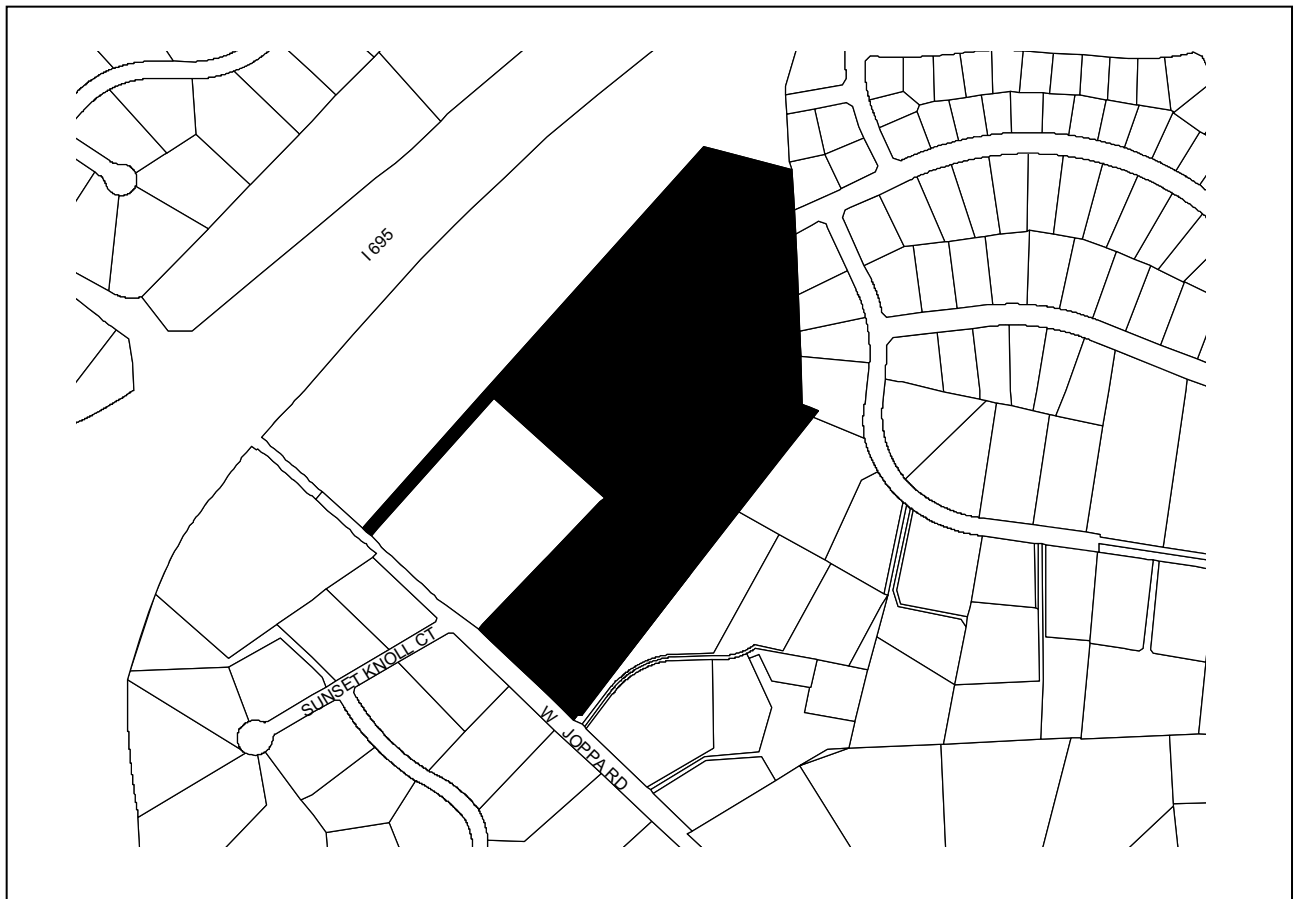
COMMENTS: DRC#102008K. Proposed pharmacy (14,550sf) and bank (5,000sf).



2100 WEST JOPPA ROAD

REFERENCE #	800731002	STATUS	PLAT RECORDED		
MINOR SUB #		RPD	308	TAZ	485
		COUNCIL DISTRICT	2		
ALIAS	RESUB OF KNOTT, HENRY PROPERTY				
LOCATION	NE/S JOPPA RD, SE OF I-695				
TAX MAP #	069	BLOCK	03	PARCEL	24, 1048, 1288
				ZIP	21093
DEVELOPMENT TYPE	SFD			PLAN SUBMITTED	07/29/08
				LMA	CCA
#PROPOSED		#DEVELOPED		PLAN APPROVAL	05/21/09
UNITS/LOTS	4	UNITS/LOTS	2	PLAT APPROVAL	06/26/09
SFD	4	DVLP SFD	2	PLAT RECORDED	06/26/09
SFSD	0	DVLP SFSD	0	TOTAL ACREAGE	19.57
SFA	0	DVLP SFA	0	ZONING1	DR 1
MULTIFAM	0	DVLP MFAM	0	ACRES	19.21
SPECIAL	0	DVLP SPECIAL	0	ZONING2	DR 2
OTHER	0	DVLP OTHER	0	ACRES	0.36
				ZONING3	ACRES 0
				EXISTING	2
				SEWERSHED	60
				WATER ZONE	E 3
				SQ_FT OF BLDG	
				CENSUS TRACT	408702
				BLOCK GROUP	4087022
				DEED REF	14227/352
				PLAT REF	78/480

COMMENTS: No new development proposed at this time. Proposed subdivision of existing lot 3 (from minor subdivision 99075M) into new lot 3 (4.4ac) and Parcel A (11.0ac). 1st amnd plat approved 7/23/09 to revise signatures in the owners certificate block.



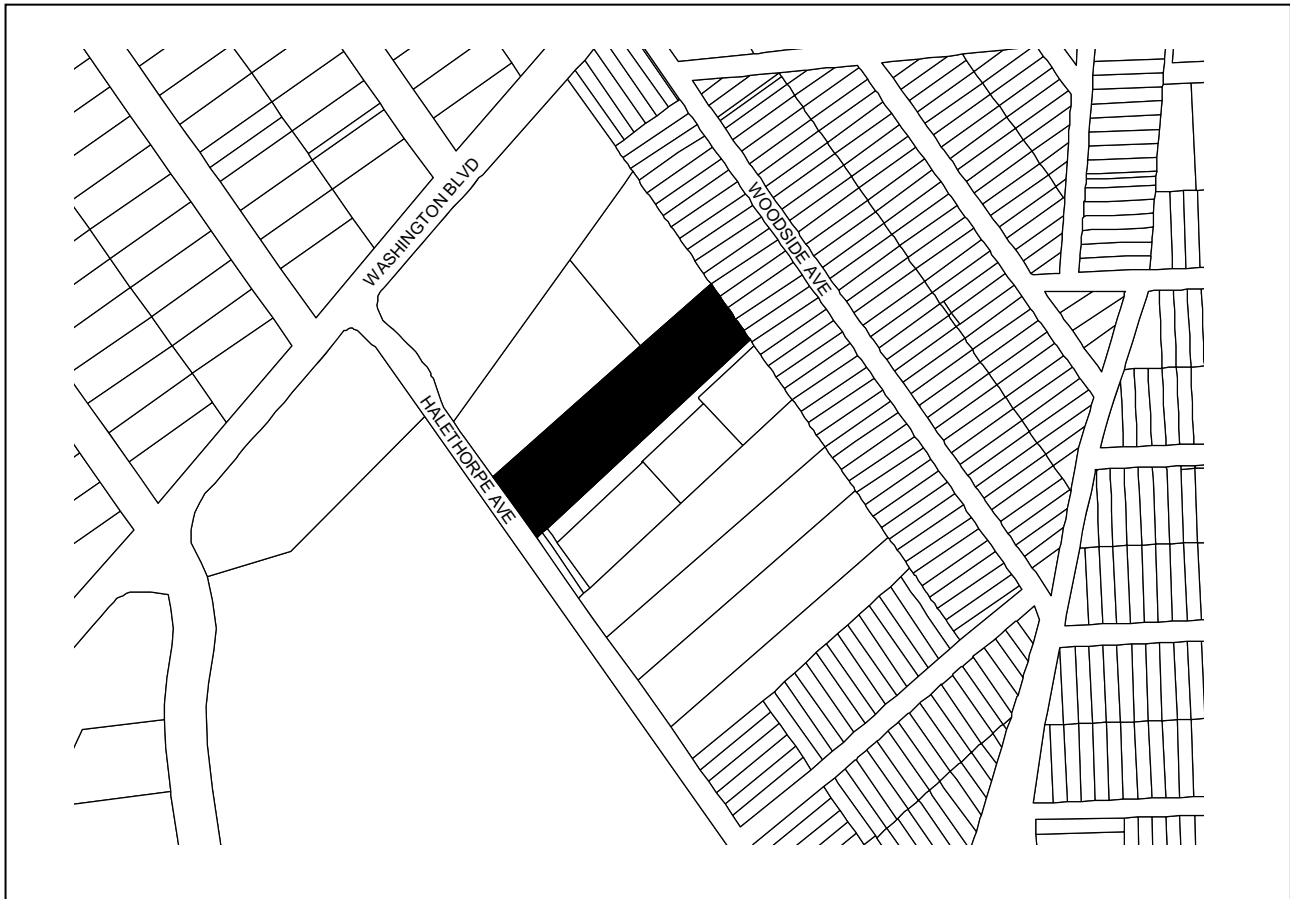
ANDREWS PROPERTY

REFERENCE # **1300197001** STATUS **PLAN APPROVED**
 MINOR SUB # **00074M** RPD **325** TAZ **702** COUNCIL DISTRICT **1**

ALIAS
 LOCATION **NE/S HALETHORPE AVE, SE OF WASHINGTON BLVD**

TAX MAP # 108	BLOCK 12	PARCEL 376	PLAN SUBMITTED 07/10/00	ZIP 21227
DEVELOPMENT TYPE SFD			PLAN APPROVAL 06/19/09	LMA CCA
#PROPOSED	#DEVELOPED		PLAT APPROVAL	SEWERSHED 73
UNITS/LOTS 2	UNITS/LOTS 1		PLAT RECORDED	WATER ZONE W 2
SFD 2	DVLP SFD 0		TOTAL ACREAGE 1.005	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	ZONING1 DR 2	ACRES 1.005	CENSUS TRACT 430400
SFA 0	DVLP SFA 0	ZONING2	ACRES 0	BLOCK GROUP 4304003
MULTIFAM 0	DVLP MFAM 0	ZONING3	ACRES 0	DEED REF 6586/552
SPECIAL 0	DVLP SPECIAL 0	EXISTING 1		PLAT REF
OTHER 0	DVLP OTHER 0			

COMMENTS: Existing dwelling (#1909 Halethorpe Ave) to remain on lot 1 (0.46ac). Proposed dwelling (#1907A) on lot 2 (0.46ac)



BLACK JOHN G JR PROPERTY

REFERENCE # **600309001** STATUS **PLAN APPROVED**
 MINOR SUB # **08015M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**

ALIAS

LOCATION **NW/S BAKER SCHOOLHOUSE RD, S OF MIDDLETOWN RD**

TAX MAP # 001	BLOCK 22	PARCEL 37	ZIP 21053
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 03/10/08	LMA APA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 04/17/09	SEWERSHED NS
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 34.725	CENSUS TRACT 406000
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 34.725
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING 1	DEED REF 11677/265
			PLAT REF

COMMENTS: Existing dwelling (#3332 Baker Schoolhouse Rd) to remain on lot 1 (31.99ac). Proposed dwelling (#3406) on lot 2 (2.73ac).



GARLISS PROPERTY

REFERENCE # **1000421001** STATUS **PLAN APPROVED**
 MINOR SUB # **05003M** RPD **305** TAZ **449** COUNCIL DISTRICT **3**
 ALIAS **GARLISS PROPERTY 14540 MANOR ROAD (AKA)**
 LOCATION **W/S MANOR RD, S OF MEADOW HILL CT**
 TAX MAP # **036** BLOCK **13** PARCEL **147** ZIP **21131**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **01/07/05** LMA **RRA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **04/07/09** SEWERSHED **NS**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL **NS**
 SFD **2** DVLP SFD **1** PLAT RECORDED **SQ_FT OF BLDG**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **4.27** CENSUS TRACT **410200**
 SFA **0** DVLP SFA **0** ZONING1 **RC 5** ACRES **4.27** BLOCK GROUP **4102001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **20748/183**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF
 OTHER **0** DVLP OTHER **0** EXISTING **1**

COMMENTS: Existing dwelling (#14540 Manor Rd) to remain on lot 1 (2.77ac). Proposed dwelling (#14560) on lot 2 (1.50ac).



GODFREY PROPERTY

REFERENCE # **600301001** STATUS **PLAN APPROVED**
 MINOR SUB # **07038M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**

ALIAS

LOCATION **W/S NORTH RUHL RD, N OF WEST RUHL RD, AND NE OF PEPLER RD**

TAX MAP # 006	BLOCK 01	PARCEL 89	ZIP 21053
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 03/13/07	LMA APA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/08/09	SEWERSHED NS
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 32.055	CENSUS TRACT 406000
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 32.055
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING 1	PLAT REF
			BLOCK GROUP 4060002
			DEED REF 5002/52

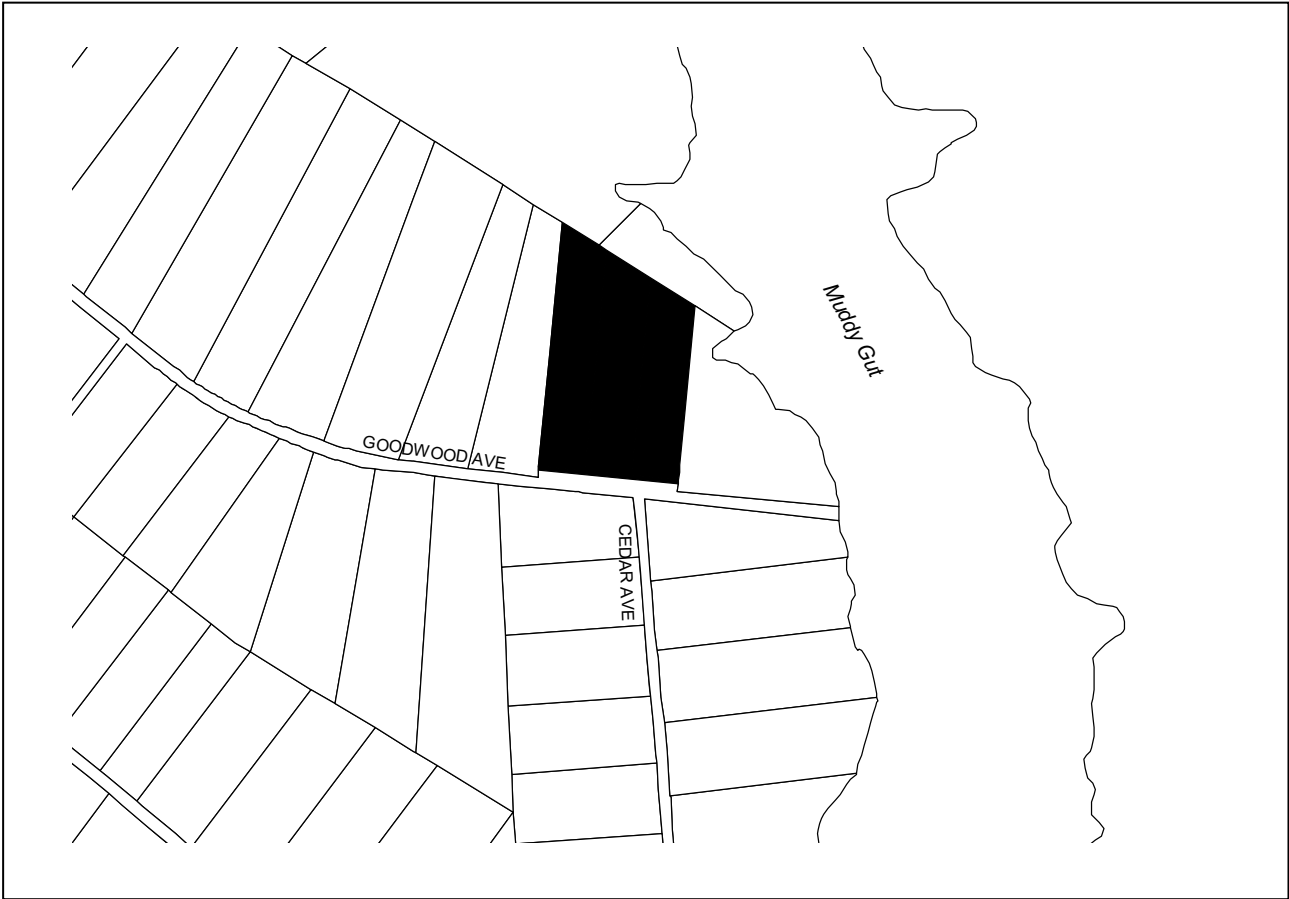
COMMENTS: Existing dwelling (#21416 N Ruhl Rd) to remain on lot 1 (29.14ac). Proposed dwelling (#2400 W Ruhl Rd) on lot 2 (2.92ac).



GOODWOOD LANDING

REFERENCE # **1500887001** STATUS **PLAN APPROVED**
 MINOR SUB # **06093M** RPD **328** TAZ **738** COUNCIL DISTRICT **7**
 ALIAS **RESUB OF GOODWOOD FARMS LOTS 22 AND 23**
 LOCATION **N/S GOODWOOD AVE, OPP CEDAR AVE**
 TAX MAP # **097** BLOCK **23** PARCEL **P/O 286 (lots 22 and 23)** ZIP **21221**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **08/22/06** LMA **CCA**
 #PROPOSED **0** #DEVELOPED **0** PLAN APPROVAL **04/07/09** SEWERSHED **89**
 UNITS/LOTS **3** UNITS/LOTS **0** PLAT APPROVAL **0** WATER ZONE **F**
 SFD **3** DVLP SFD **0** PLAT RECORDED **0** SQ_FT OF BLDG **0**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **1.388** CENSUS TRACT **451100**
 SFA **0** DVLP SFA **0** ZONING1 **DR 5.5** ACRES **1.388** BLOCK GROUP **4511001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **0** ACRES **0** DEED REF **23533/310**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF **0**
 OTHER **0** DVLP OTHER **0** EXISTING **0**

COMMENTS: Proposed dwelling (#1437 Goodwood Ave) on lot 1 (0.51ac), (#1439) on lot 2 (0.45ac), and (#1441) on lot 3 (0.41).



HARVEY, CHRISTOPHER PROPERTY

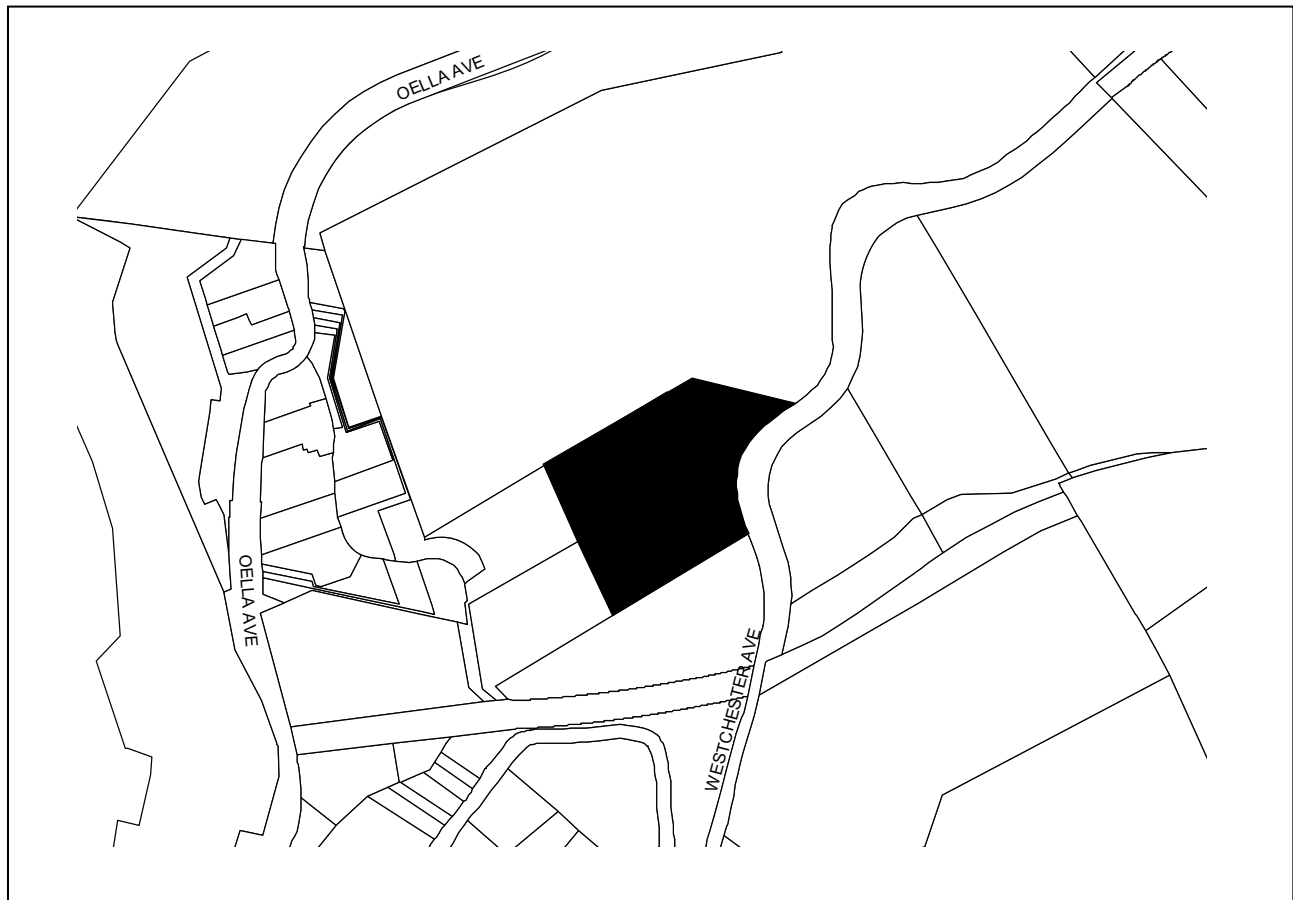
REFERENCE # **100550001** STATUS **PLAN APPROVED**
 MINOR SUB # **07069M** RPD **323** TAZ **682** COUNCIL DISTRICT **1**

ALIAS

LOCATION **W/S WESTCHESTER RD, S & E OF OELLA AVE**

TAX MAP # 100	BLOCK 08	PARCEL 386		ZIP 21043
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 05/03/07		LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL		SEWERSHED 108
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL		WATER ZONE C 4
SFD 2	DVLP SFD 0	PLAT RECORDED		SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.365		CENSUS TRACT 401503
SFA 0	DVLP SFA 0	ZONING1 DR 2	ACRES 1.365	BLOCK GROUP 4015034
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	DEED REF 23937/6895
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	PLAT REF
OTHER 0	DVLP OTHER 0	EXISTING 0		

COMMENTS: Proposed dwelling on lot 1 (0.67ac) and on lot 2 (0.58ac).



HEADLAND ESTATES

REFERENCE # **1500894001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **331** TAZ **766** COUNCIL DISTRICT **7**
 ALIAS **RESUB OF JW HINSON (lot 3H), HEADLAND HEIGHTS (FKA)**
 LOCATION **E/S HEADLAND BLVD, N OF BLEVINS AVE**
 TAX MAP # **111** BLOCK **16** PARCEL **267** ZIP **21219**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **01/02/07** LMA **CCA**
 #PROPOSED **#DEVELOPED** PLAN APPROVAL **05/20/09** SEWERSHED **117**
 UNITS/LOTS **12** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **F**
 SFD **12** DVLP SFD **0** PLAT RECORDED SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **3.16** CENSUS TRACT **452100**
 SFA **0** DVLP SFA **0** ZONING1 **DR 5.5** ACRES **3.16** BLOCK GROUP **4521001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **23411/468**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **10/97**
 OTHER **0** DVLP OTHER **0** EXISTING **0**

COMMENTS: Development plan submitted 10/21/08. Development plan resubmitted 1/15/09.



LAMB, BRUCE PROPERTY

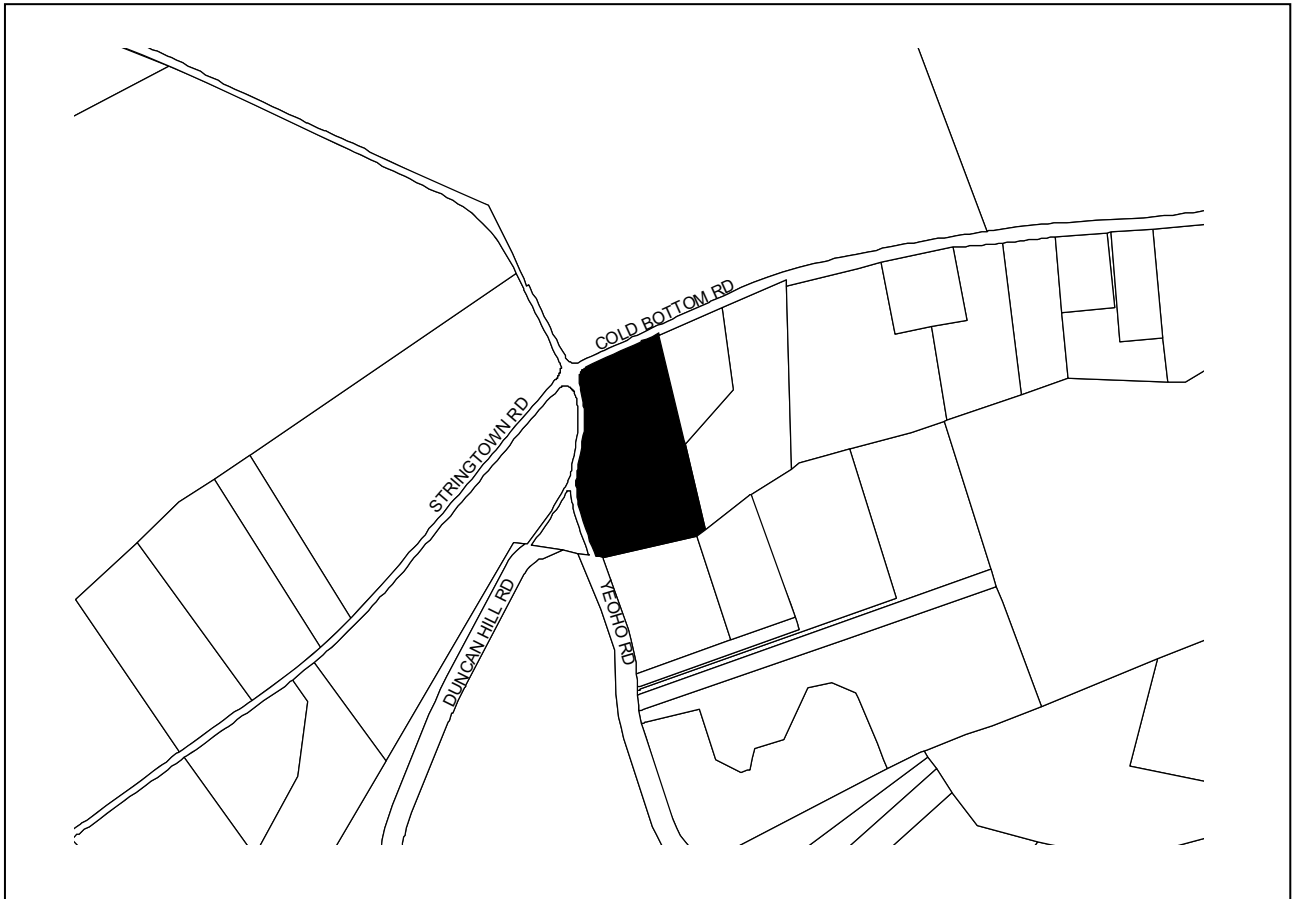
REFERENCE # **800816001** STATUS **PLAN APPROVED**
 MINOR SUB # **06106M** RPD **304** TAZ **442** COUNCIL DISTRICT **3**

ALIAS

LOCATION **SE COR COLD BOTTOM RD AND YEOHO RD**

TAX MAP # 027	BLOCK 16	PARCEL 135, 175	ZIP 21152
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 09/14/06	LMA APA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/06/09	SEWERSHED NS
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 4	CENSUS TRACT 408200
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 4
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING 1	DEED REF 3816/28
			PLAT REF

COMMENTS: Existing dwelling (#1641 Cold Bottom Rd) to remain on lot 1 (2.05ac). Proposed dwelling (#15835 Yeoho Rd) on lot 2 (1.95ac)



LANSDOWNE STATION

REFERENCE # **1300208001** STATUS **PLAT RECORDED**
 MINOR SUB # **08106** RPD **325** TAZ **703** COUNCIL DISTRICT **1**
 ALIAS **B. GREEN PROPERTY (FKA)**
 LOCATION **E/S WASHINGTON BLVD, S OF LANSDOWNE BLVD**
 TAX MAP # **109** BLOCK **02** PARCEL **254** ZIP **21227**
 DEVELOPMENT TYPE **MIXED** PLAN SUBMITTED **12/24/08** LMA **EC**
 #PROPOSED #DEVELOPED PLAN APPROVAL **04/23/09** SEWERSHED **73**
 UNITS/LOTS **9** UNITS/LOTS **8** PLAN APPROVAL **11/06/07** WATER ZONE **W 2**
 SFD **0** DVLP SFD **0** PLAT RECORDED **11/06/07** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **61.22** CENSUS TRACT **430400**
 SFA **0** DVLP SFA **0** ZONING1 **BL-AS** ACRES **45.52** BLOCK GROUP **4304001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **ML-IM** ACRES **14.67** DEED REF **24000/381**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **DR 5.5** ACRES **1.03** PLAT REF **78/287**
 OTHER **9** DVLP OTHER **8** EXISTING **7**

COMMENTS: Ex: Walmart(230004sf),Retl/Off-Bldg1(23000sf/14000sf),Retl Bldg2(11874sf),Retl/Off-Bldg4 (20353/40706sf),
 Petco/Office Depot(36607sf),Retl-Bldg7(15800sf),Chick-Fil-A (4227sf).Prop Self Storage/Health Club/Retail
 (147235/46000/9065sf), retail(4560sf)



MINIS OF OWINGS MILLS

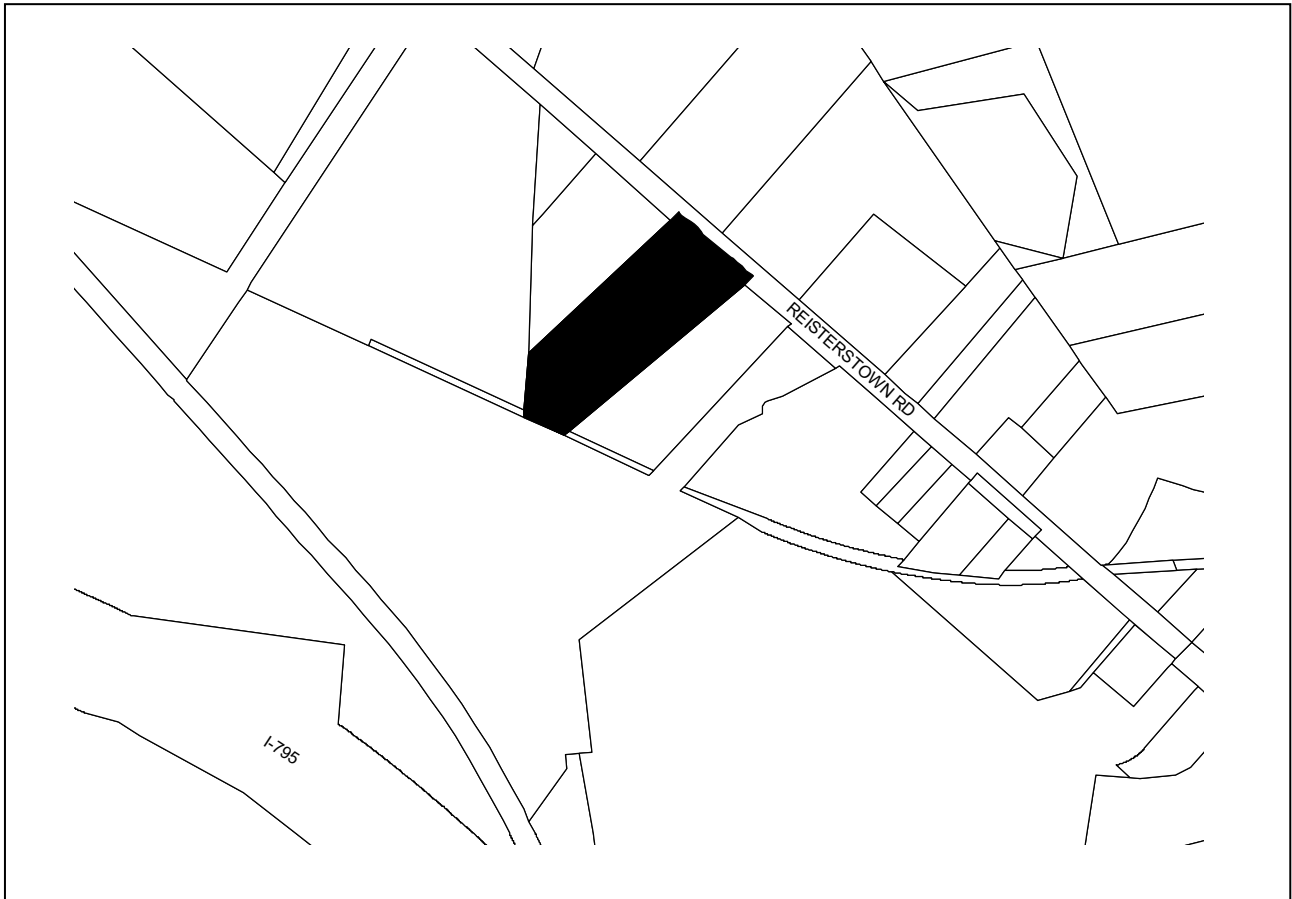
REFERENCE # **300489001** STATUS **PLAN APPROVED**
 MINOR SUB # **09004** RPD **313** TAZ **543** COUNCIL DISTRICT **2**

ALIAS

LOCATION **SW/S REISTERSTOWN RD, NE OF I-795**

TAX MAP # 067	BLOCK 05	PARCEL P/O 122	ZIP 21117
DEVELOPMENT TYPE COMMERCIAL		PLAN SUBMITTED 01/15/09	LMA GA-OM
#PROPOSED	#DEVELOPED	PLAN APPROVAL 04/30/09	SEWERSHED 65
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE P 4
SFD 0	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG 31283
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 4.06	CENSUS TRACT 403702
SFA 0	DVLP SFA 0	ZONING1 BM-IM ACRES 4.06	BLOCK GROUP 4037022
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 26751/680
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 1	DVLP OTHER 0	EXISTING 0	

COMMENTS: DRC#111008B. Proposed auto sales and service facility (#9804 Reisterstown Road).



MORRILL PROPERTY BUTLER ROAD

REFERENCE # **400707001** STATUS **PLAN APPROVED**
 MINOR SUB # **08062M** RPD **306** TAZ **469** COUNCIL DISTRICT **3**

ALIAS

LOCATION **W/S BUTLER RD @ NW COR OF WORTHINGTON AVE**

TAX MAP # 049	BLOCK 01	PARCEL 254	PLAN SUBMITTED 08/05/08	ZIP 21136
DEVELOPMENT TYPE SFD			PLAN APPROVAL 04/17/09	LMA APA
#PROPOSED	#DEVELOPED		PLAT APPROVAL	SEWERSHED 67N
UNITS/LOTS 2	UNITS/LOTS 0		PLAT RECORDED	WATER ZONE NS
SFD 2	DVLP SFD 0		TOTAL ACREAGE 29.124	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0		ZONING1 RC 2	ACRES 29.124
SFA 0	DVLP SFA 0		ZONING2	ACRES 0
MULTIFAM 0	DVLP MFAM 0		ZONING3	ACRES 0
SPECIAL 0	DVLP SPECIAL 0		EXISTING 0	DEED REF 27148/358
OTHER 0	DVLP OTHER 0			PLAT REF

COMMENTS: Proposed dwelling (#4410 Butler Rd) on lot 1 (3.00ac) and (#4420) lot 2 (26.12ac).



PLANTATION LANDING

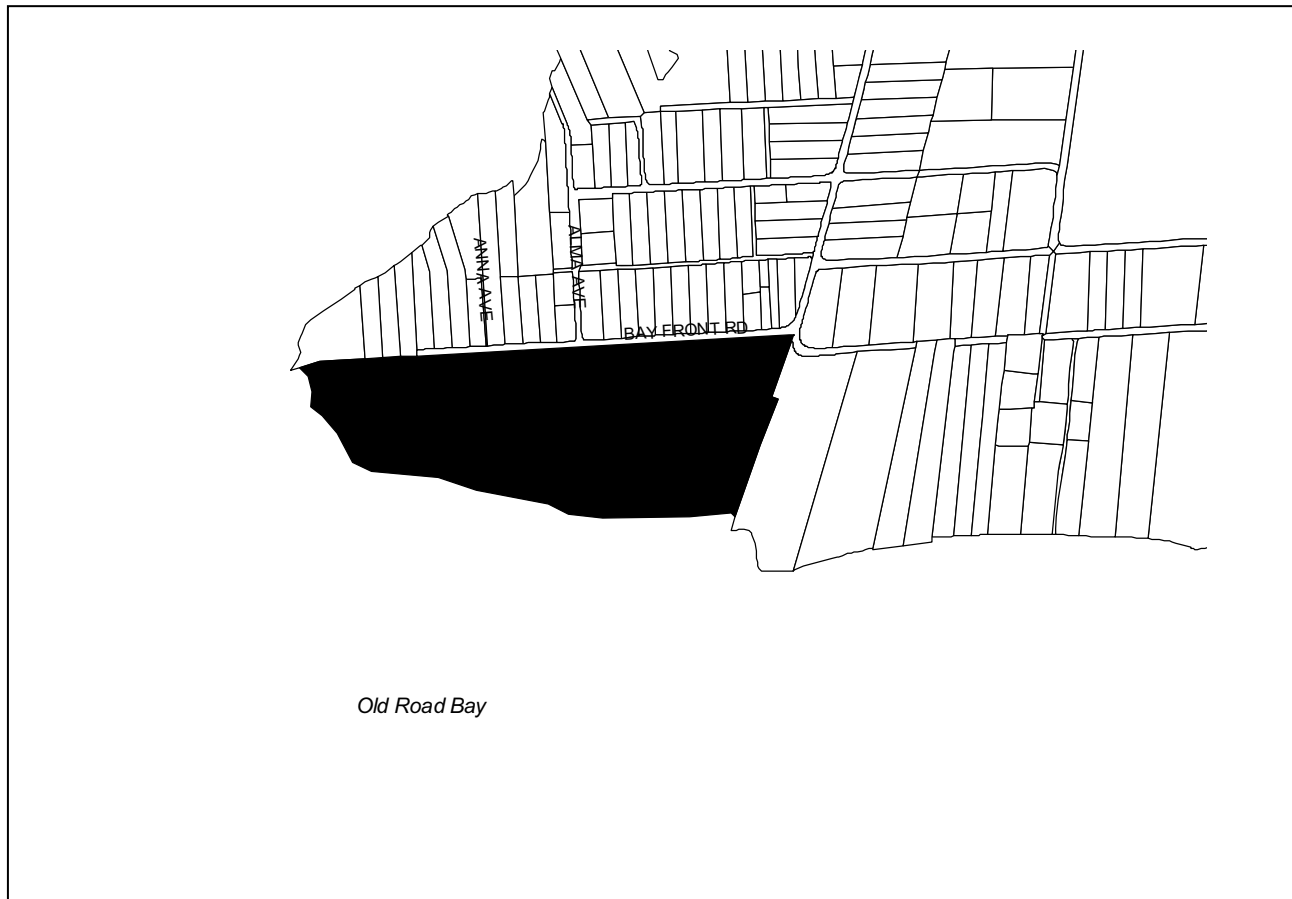
REFERENCE # **1500857001** STATUS **PLAT RECORDED**
 MINOR SUB # **08086** RPD **331** TAZ **766** COUNCIL DISTRICT **7**

ALIAS

LOCATION **S/S BAY FRONT RD, OPP ANNA AVE**

TAX MAP # 111	BLOCK 22	PARCEL 203	ZIP 21219
DEVELOPMENT TYPE MIXED		PLAN SUBMITTED 10/01/08	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/21/09	SEWERSHED 43
UNITS/LOTS 3	UNITS/LOTS 0	PLAT APPROVAL 08/19/09	WATER ZONE F
SFD 2	DVLP SFD 0	PLAT RECORDED 08/20/09	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 12.554	CENSUS TRACT 452100
SFA 0	DVLP SFA 0	ZONING1 DR 5.5 ACRES 9.118	BLOCK GROUP 4521001
MULTIFAM 0	DVLP MFAM 0	ZONING2 BMB ACRES 3.04	DEED REF 18459/604
SPECIAL 0	DVLP SPECIAL 0	ZONING3 BM ACRES 0.147	PLAT REF 78/500
OTHER 1	DVLP OTHER 0	EXISTING 0	

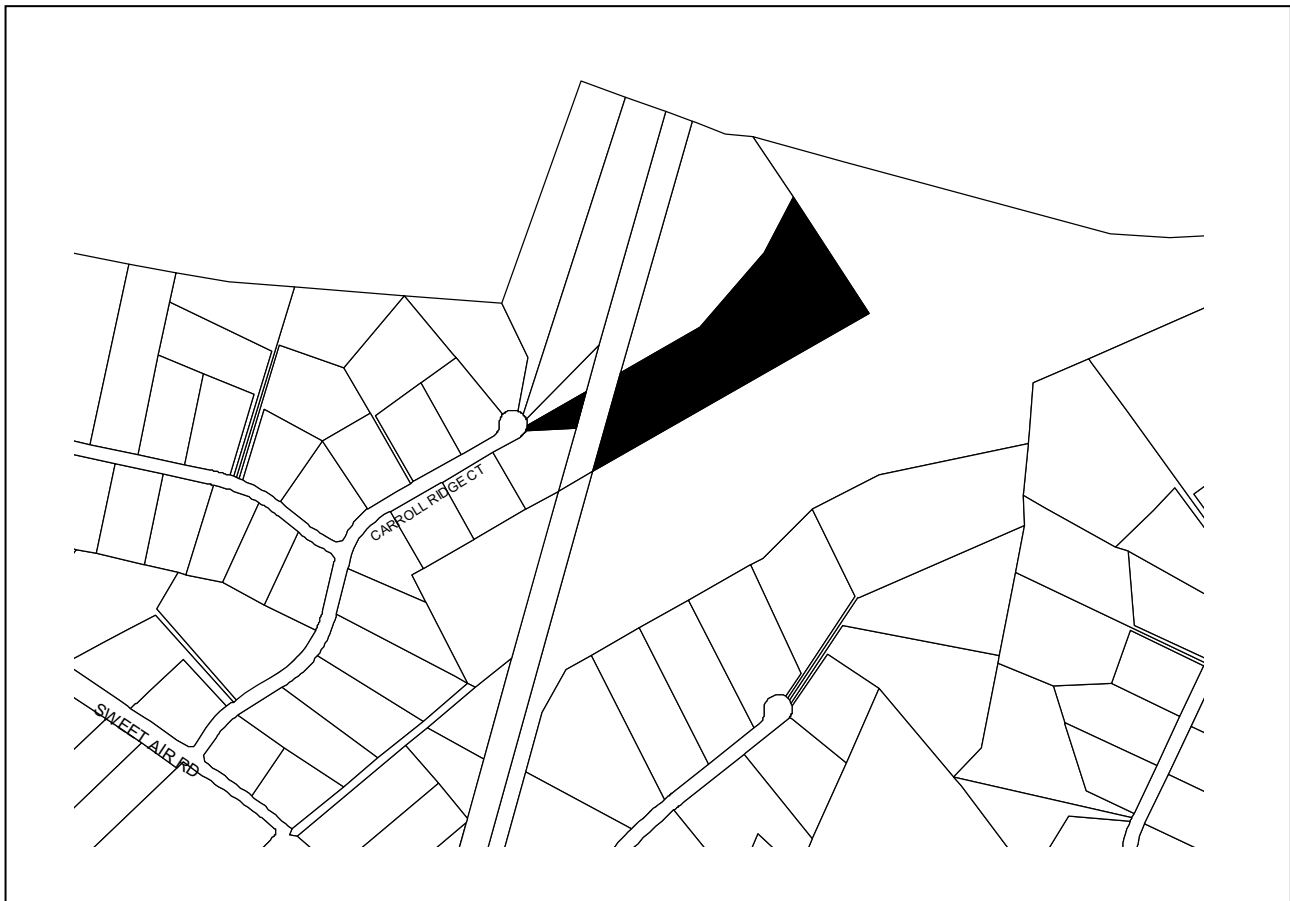
COMMENTS: DRC#090808I. Proposed boat storage on lot 1 (2.41ac). Proposed dwelling (#7219 Bay Front Rd) on lot 2 (0.78ac) and (#7221) on lot 3 (9.11ac).



RANSONE PROPERTY

REFERENCE # **1101005001** STATUS **PLAN APPROVED**
 MINOR SUB # **05074M** RPD **310** TAZ **508** COUNCIL DISTRICT **3**
 ALIAS **RESUB OF CARROLL MANOR RIDGE LOT 11 PLAT 2**
 LOCATION **E/S SWEET AIR RD, END OF CARROLL RIDGE CT**
 TAX MAP # **044** BLOCK **06** PARCEL **208** ZIP **21013**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **07/13/05** LMA **APA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **05/11/09** SEWERSHED **NS**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL **NS**
 SFD **2** DVLP SFD **1** PLAT RECORDED **NS**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **7.3275** SQ_FT OF BLDG
 SFA **0** DVLP SFA **0** ZONING1 **RC 2** ACRES **7.3275** CENSUS TRACT **411201**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** BLOCK GROUP **4112012**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** DEED REF **11718/069**
 OTHER **0** DVLP OTHER **0** EXISTING **1** PLAT REF

COMMENTS: Existing dwelling (#14309 Carroll Ridge Ct) to remain on lot 11A (2.24ac). Proposed dwelling (#14309A) on lot 11B (4.79ac).



REINHARDT PROPERTY

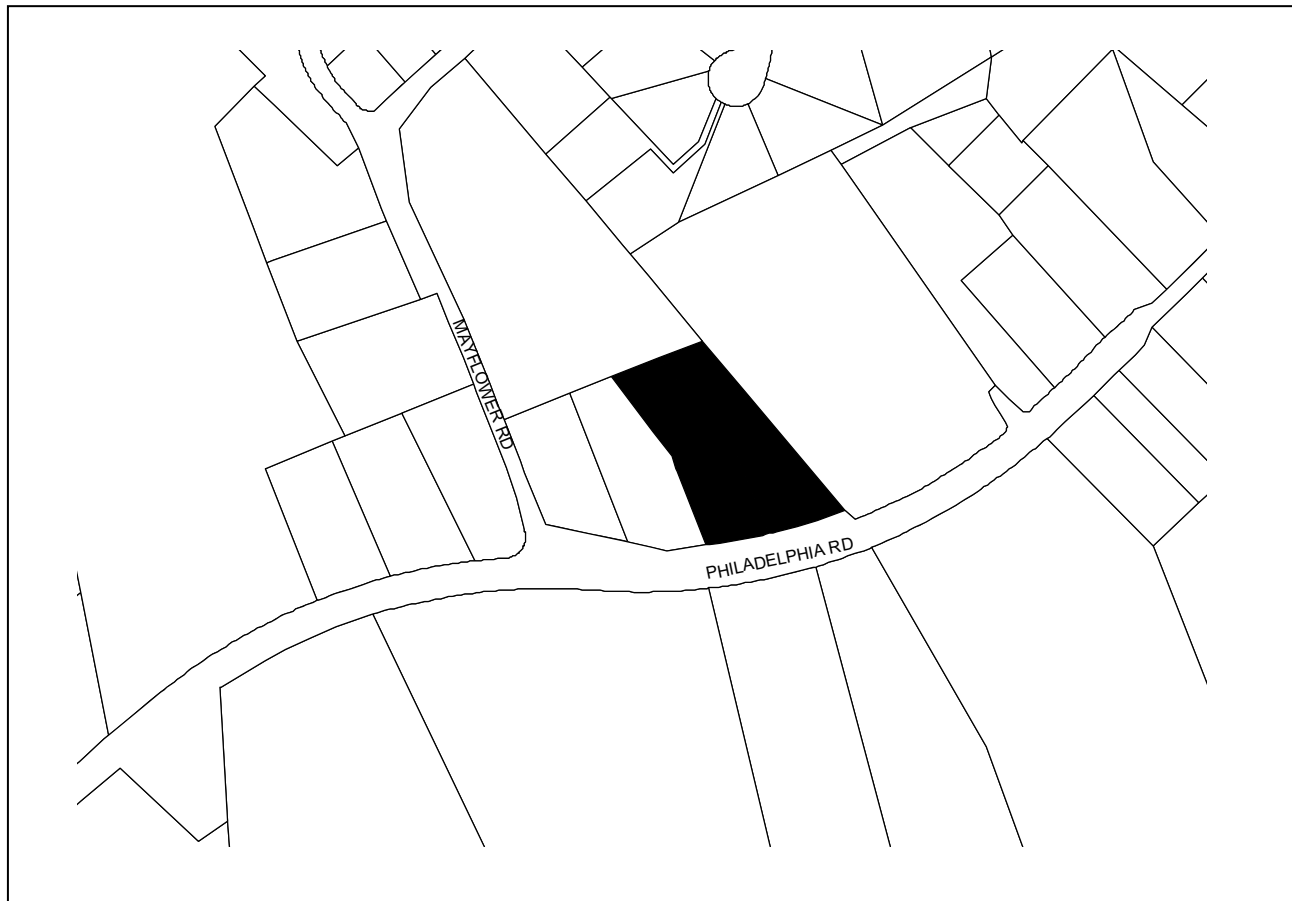
REFERENCE # **1400467001** STATUS **PLAN APPROVED**
 MINOR SUB # **08008M** RPD **321** TAZ **656** COUNCIL DISTRICT **6**

ALIAS

LOCATION **NW/S PHILADELPHIA RD, E OF MAYFLOWER RD**

TAX MAP # 090	BLOCK 02	PARCEL 1082	ZIP 21237
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 02/05/08	LMA GA-WM
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/07/09	SEWERSHED 2
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 2
SFD 2	DVLP SFD 0	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.05	CENSUS TRACT 440701
SFA 0	DVLP SFA 0	ZONING1 DR 3.5 ACRES 1.05	BLOCK GROUP 4407013
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	DEED REF 26195/639
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	PLAT REF
OTHER 0	DVLP OTHER 0	EXISTING 0	

COMMENTS: Proposed dwelling (#8906 Philadelphia Rd) on lot 1 (0.55ac) and (#8908) on lot 2 (0.50ac).



ROSS, DONALD L. PROPERTY

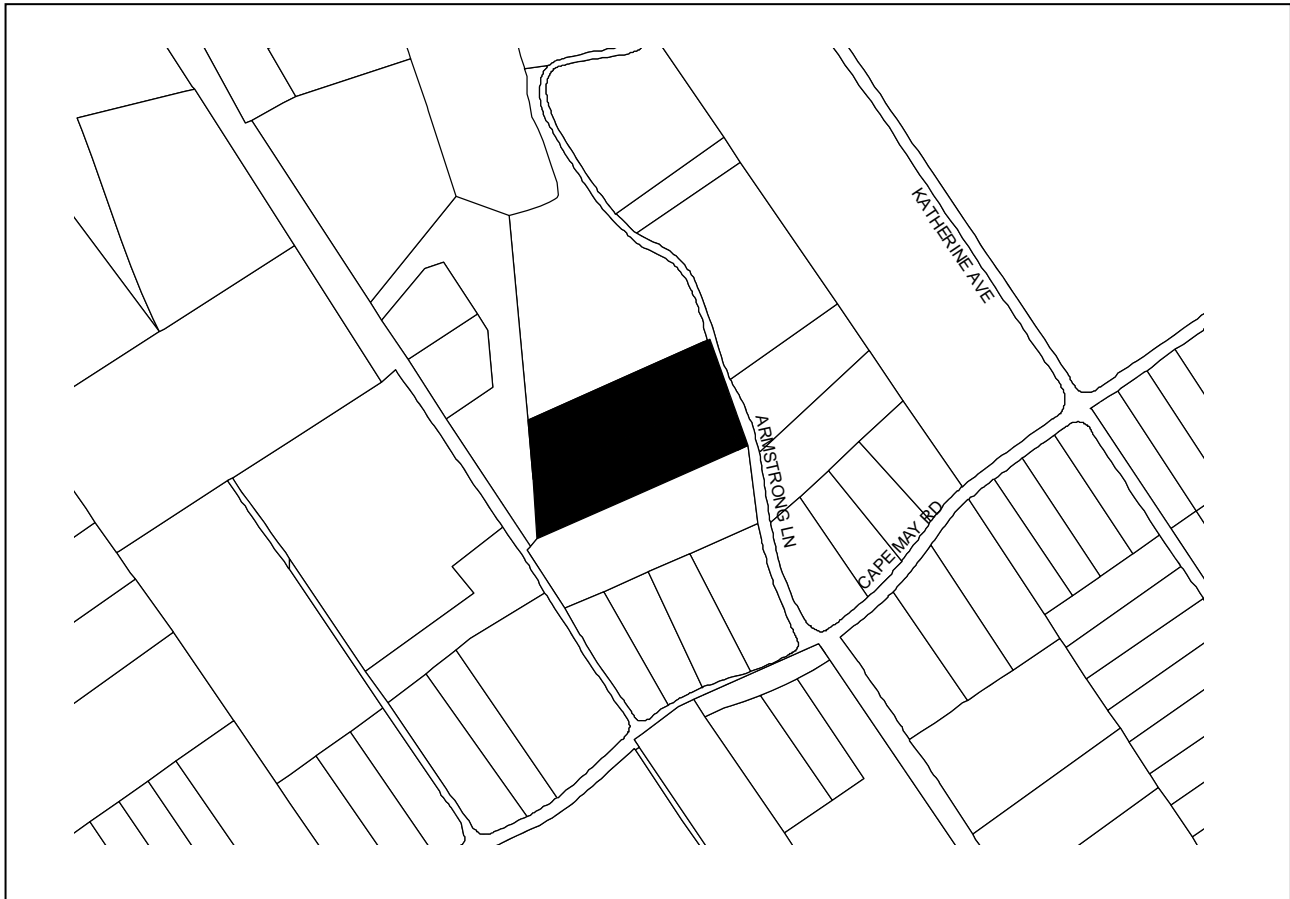
REFERENCE # **1500926001** STATUS **PLAN APPROVED**
 MINOR SUB # **07151M** RPD **328** TAZ **736** COUNCIL DISTRICT **6**

ALIAS

LOCATION **W/S ARMSTRONG LN, NW OF CAPE MAY RD**

TAX MAP # 098	BLOCK 07	PARCEL P/O P37	PLAN SUBMITTED 12/10/07	ZIP 21221
DEVELOPMENT TYPE SFD			PLAN APPROVAL 06/01/09	LMA CCA
#PROPOSED	#DEVELOPED		PLAT APPROVAL	SEWERSHED 39
UNITS/LOTS 2	UNITS/LOTS 0		PLAT RECORDED	WATER ZONE F
SFD 2	DVLP SFD 0		TOTAL ACREAGE 1.114	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	ZONING1 DR 3.5	ACRES 1.114	CENSUS TRACT 450900
SFA 0	DVLP SFA 0	ZONING2	ACRES 0	BLOCK GROUP 4509002
MULTIFAM 0	DVLP MFAM 0	ZONING3	ACRES 0	DEED REF 22346/90
SPECIAL 0	DVLP SPECIAL 0	EXISTING 0		PLAT REF
OTHER 0	DVLP OTHER 0			

COMMENTS: Proposed dwelling (#506 Armstrong Ln) on lot 1 (0.56ac) and (#504) on lot 2 (0.52ac).



SANDS PROPERTY

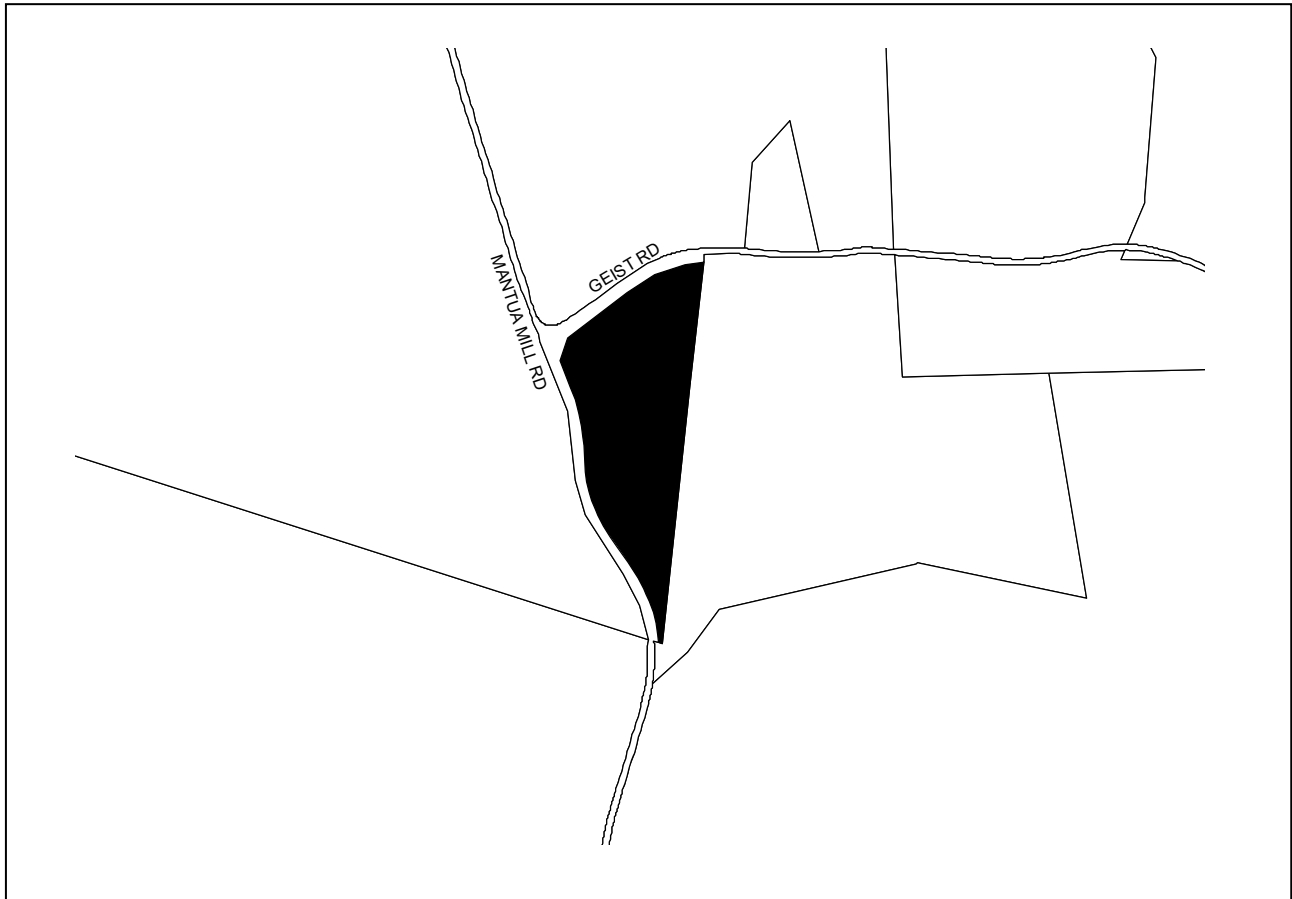
REFERENCE # **800864001** STATUS **PLAN APPROVED**
 MINOR SUB # **07150M** RPD **304** TAZ **443** COUNCIL DISTRICT **3**

ALIAS

LOCATION **E COR MANTUA MILL RD AND GEIST RD**

TAX MAP # 041	BLOCK 07	PARCEL 20		ZIP 21136
DEVELOPMENT TYPE SFD			PLAN SUBMITTED 12/10/07	LMA APA
#PROPOSED	#DEVELOPED		PLAN APPROVAL 06/08/09	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 0		PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 0		PLAT RECORDED 06/08/09	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 6.33		CENSUS TRACT 408200
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 6.33	BLOCK GROUP 4082001
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	DEED REF 13563/145
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	PLAT REF 1/337
OTHER 0	DVLP OTHER 0	EXISTING 0		

COMMENTS: Proposed dwelling (#13705 Mantua Mill Rd) on lot 1 (2.67ac) and (#13701) lot 2 (2.78ac).



SIMMS JOHN AND KAREN PROPERTY

REFERENCE # **700439001** STATUS **PLAN APPROVED**
 MINOR SUB # **08030M** RPD **301** TAZ **428** COUNCIL DISTRICT **3**
 ALIAS **RESUB OF OAK VALLEY LOT 1**
 LOCATION **S/S OLD YORK RD, NW OF GARRETT RD**
 TAX MAP # **013** BLOCK **10** PARCEL **P/O 64 (lot 1)** ZIP **21161**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **04/30/08** LMA **APA**
 #PROPOSED **2** #DEVELOPED **1** PLAN APPROVAL **05/07/09** SEWERSHED **NS**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL **06/04/09** WATER ZONE **NS**
 SFD **2** DVLP SFD **1** PLAT RECORDED **06/04/09** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **24.143** CENSUS TRACT **407000**
 SFA **0** DVLP SFA **0** ZONING1 **RC 2** ACRES **24.143** BLOCK GROUP **4070002**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **8147/162**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **78/475**
 OTHER **0** DVLP OTHER **0** EXISTING **1**

COMMENTS: Existing dwelling (#19602 Old York Rd) to remain on lot 1A (18.51ac). Proposed dwelling (19602A) on lot 1B (5.60ac).



TANNER PROPERTY

REFERENCE # **1100989001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **317** TAZ **602** COUNCIL DISTRICT **5**
 ALIAS **FORGE VALLEY LLC PROPERTY (AKA)**
 LOCATION **NE/S FORGE RD, SE OF RICHLYN DR**
 TAX MAP # **063** BLOCK **23** PARCEL **5** ZIP **21128**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **04/16/08** LMA **GA-WM**
 #PROPOSED **16** #DEVELOPED **0** PLAN APPROVAL **04/21/09** SEWERSHED **24**
 UNITS/LOTS **16** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **E 3**
 SFD **16** DVLP SFD **0** PLAT RECORDED SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **16.8121** CENSUS TRACT **411304**
 SFA **0** DVLP SFA **0** ZONING1 **DR 3.5H** ACRES **9.381** BLOCK GROUP **4113043**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **DR 2H** ACRES **7.431** DEED REF **11434/161**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF
 OTHER **0** DVLP OTHER **0** EXISTING **0**

COMMENTS: See 11-1078 for a minor subdivision submittal for the same property. Development plan submitted 10/17/0 reducing the number of proposed from 18 SFD.



THE HELM AT WORTHINGTON

REFERENCE # **400660001** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **307** TAZ **474** COUNCIL DISTRICT **2**
 ALIAS

LOCATION **E/S PARK HEIGHTS AVE, S OF WALNUT AVE**

TAX MAP # 049	BLOCK 24	PARCEL 83	ZIP 21117
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 12/22/06	LMA RRA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 06/16/09	SEWERSHED 18
UNITS/LOTS 6	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 6	DVLP SFD 1	PLAT RECORDED	SQ_FT OF BLDG
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 12.133	CENSUS TRACT 404900
SFA 0	DVLP SFA 0	ZONING1 RC 5	ACRES 12.133
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING 1	DEED REF 21464/596
			PLAT REF

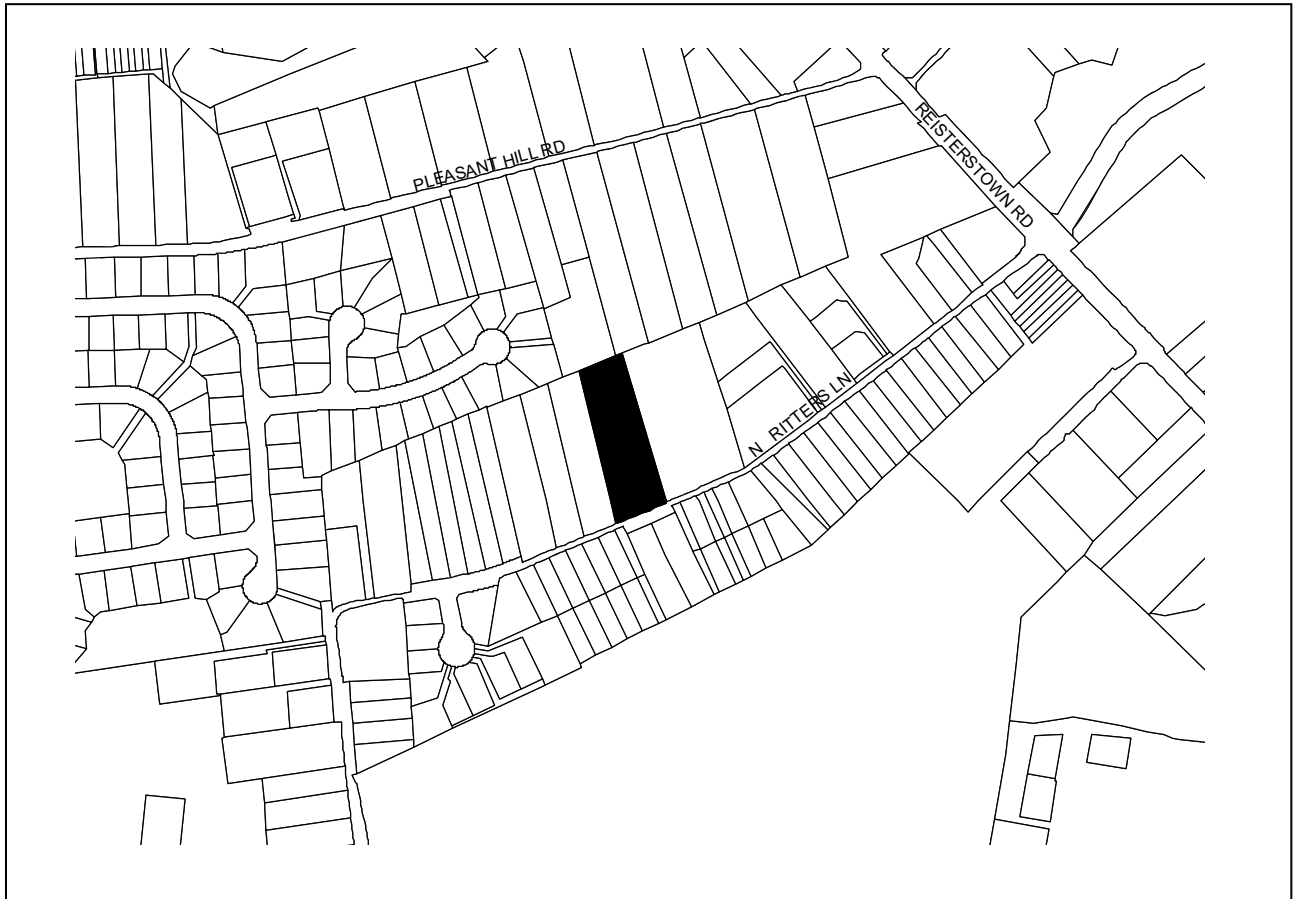
COMMENTS: Ex dwelling (#12001 Park Heights Ave) to remain on future lot 1. Development plan submitted 4/7/08.
 Development plan resubmitted 2/25/09. Final development plan approved 10/13/09.



WANG, LEI PROPERTY

REFERENCE # **400653001** STATUS **PLAN APPROVED**
 MINOR SUB # **06138M** RPD **306** TAZ **452** COUNCIL DISTRICT **4**
 ALIAS **48 NORTH RITTERS LANE (AKA)**
 LOCATION **N/S RITTERS LN, SW OF REISTERSTOWN RD**
 TAX MAP # **058** BLOCK **14** PARCEL **664** ZIP **21117**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **11/30/06** LMA **GA-OM**
 #PROPOSED **2** #DEVELOPED **1** PLAN APPROVAL **06/19/09** SEWERSHED **67**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL **06/19/09** WATER ZONE **R 5**
 SFD **2** DVLP SFD **1** PLAT RECORDED **06/19/09** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **1.54** CENSUS TRACT **404100**
 SFA **0** DVLP SFA **0** ZONING1 **DR 3.5** ACRES **1.54** BLOCK GROUP **4041001**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **0** ACRES **0** DEED REF **21479/67**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF
 OTHER **0** DVLP OTHER **0** EXISTING **1**

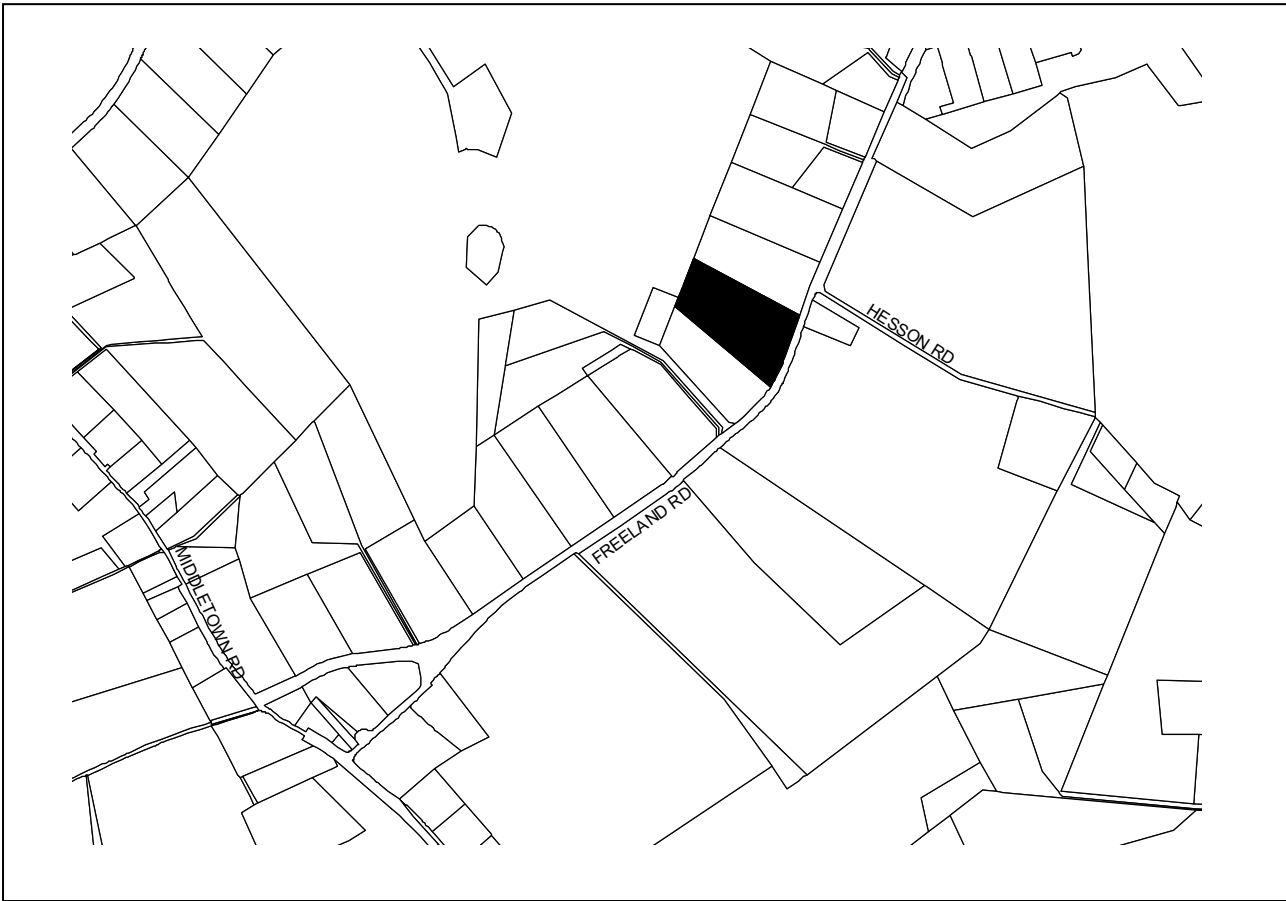
COMMENTS: Existing dwelling (#48 Ritters La) to remain on lot 1 (0.66ac). Proposed dwelling (#44) on lot 2 (0.79ac).



WATKINS BRYAN E PROPERTY

REFERENCE # **600310001** STATUS **PLAT RECORDED**
 MINOR SUB # **08020M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**
 ALIAS **RESUB OF SPRING VALLEY FARMS LOT 2**
 LOCATION **NW/S FREELAND RD, NE OF MIDDLETOWN RD**
 TAX MAP # **006** BLOCK **21** PARCEL **P/O 150 (lot 2)** ZIP **21053**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **03/20/08** LMA **APA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **06/24/09** SEWERSHED **NS**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL **06/30/09** WATER ZONE **NS**
 SFD **2** DVLP SFD **1** PLAT RECORDED **06/30/09** SQ_FT OF BLDG
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **5.781** CENSUS TRACT **406000**
 SFA **0** DVLP SFA **0** ZONING1 **RC 2** ACRES **5.781** BLOCK GROUP **4060002**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **5851/433**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **40/29**
 OTHER **0** DVLP OTHER **0** EXISTING **1**

COMMENTS: Existing dwelling (#2000 Freeland Rd) to remain on lot 2 (4.52ac). Proposed dwelling (#1990) on lot 2A (1.27ac).
 The plat is called a first amended plat as this amends the original Spring Valley Farms 40/29.





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

<http://www.baltimorecountymd.gov>