



# Baltimore County Office of Planning

## Quarterly Subdivision Report


October 1, 2009 – December 31, 2009





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## Introduction

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

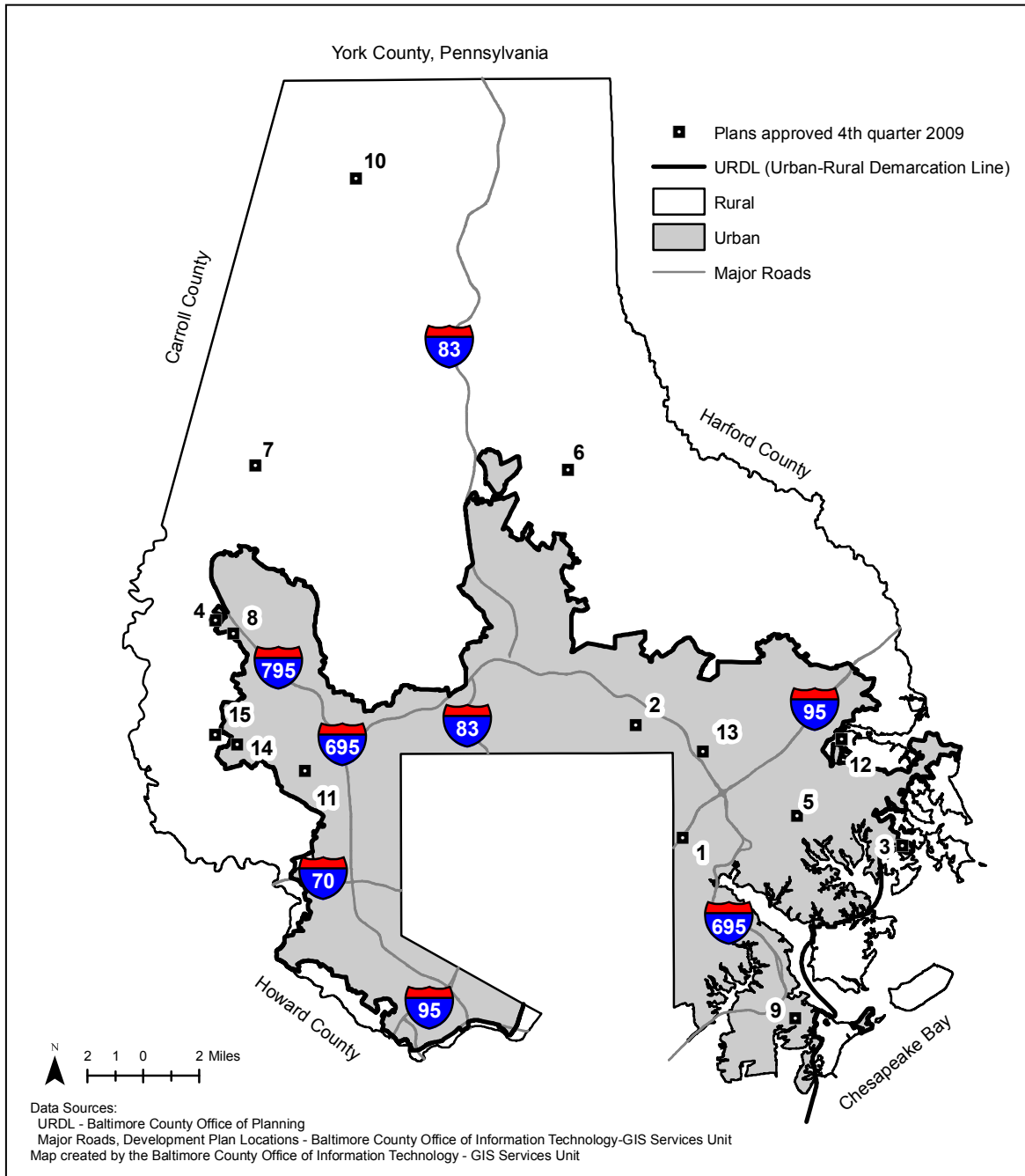
The purpose of the Quarterly Subdivision Report is to monitor where development takes place in the County. The report helps evaluate whether Baltimore County's growth management policies outlined in the *Master Plan 2010* are effective and being implemented. As cited in the *Master Plan 2010*, future 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 55,000 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 fourth 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

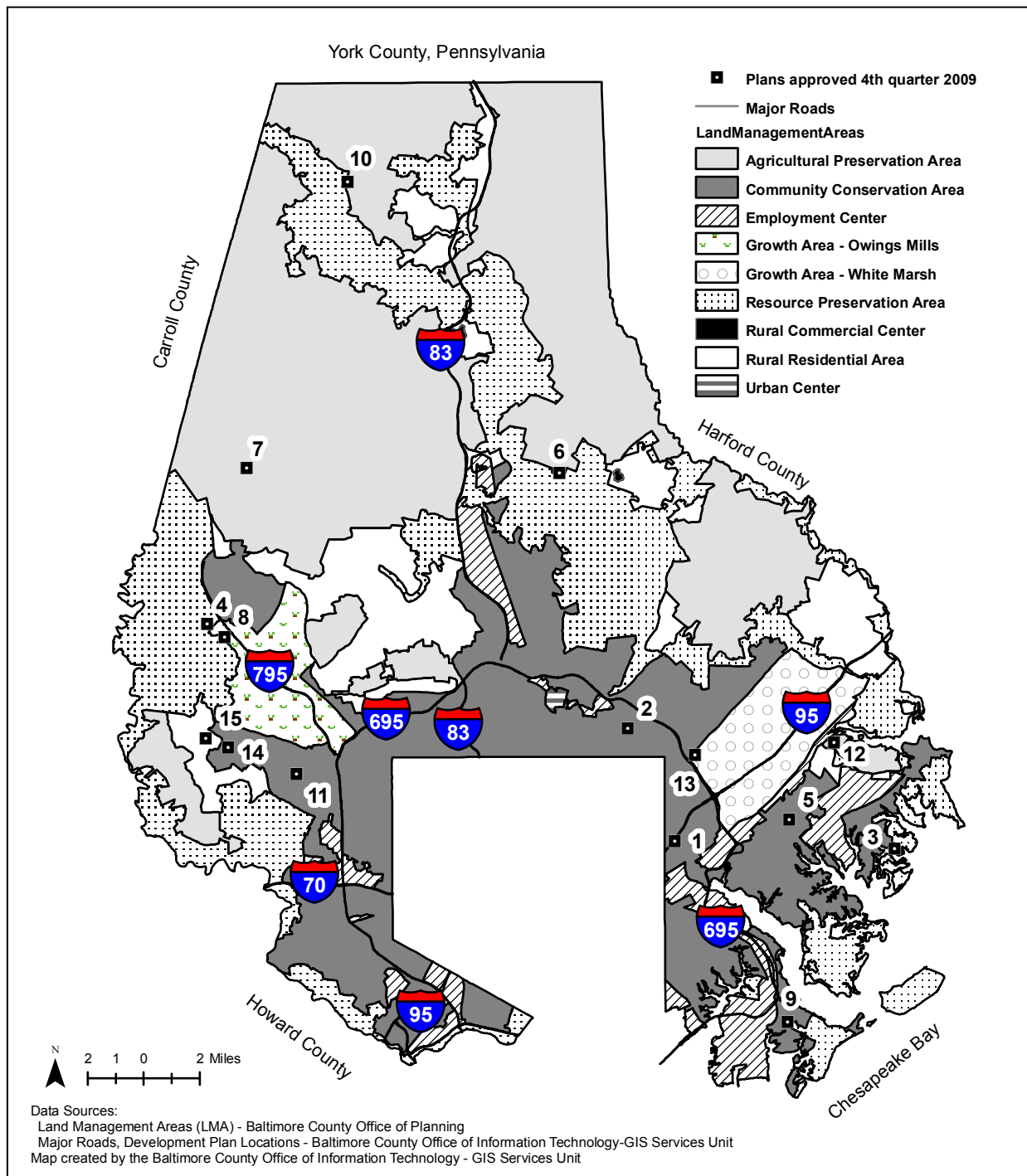
Between October 1, 2009 and December 31, 2009, Baltimore County approved 15 development plans. The map below illustrates the distribution of these plans and their location in relation to the Urban-Rural Demarcation Line (URDL). The URDL was established in 1967 “to delineate the areas of the County that receive public water and sewer utilities, and thus support higher development densities” (*Master Plan 2010*).



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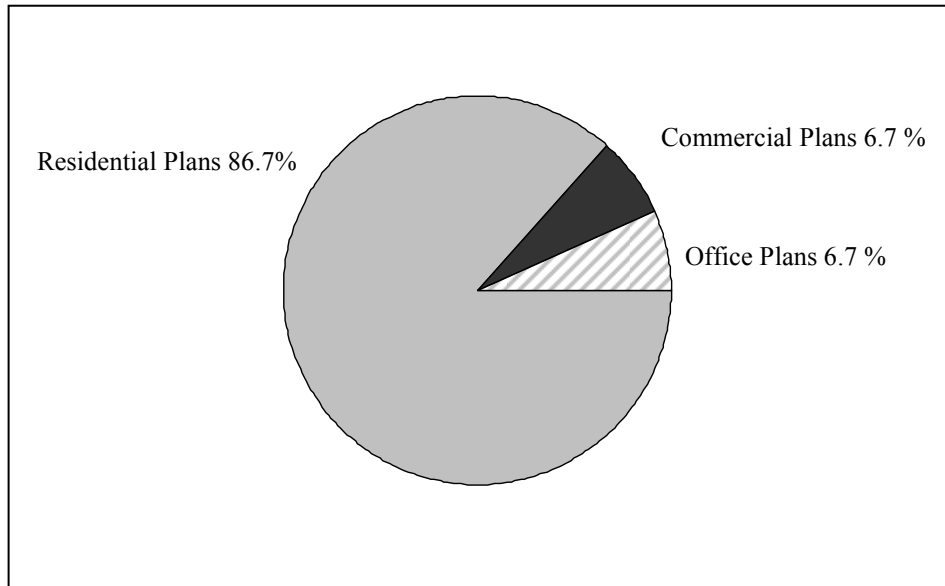
<b>Map Key</b>	<b>Project Name</b>
1	Beard Russell Property
2	Clearwood Park
3	Danielak Property
4	Dyer Property Parcel A
5	Eichberg Property
6	Ensor Farm
7	Fanning Property
8	Moser Robert & Sons Property Sept08 Submittal
9	Oak Avenue, LLC Property
10	Pfaff Property
11	Randallstown III Nonprofit Housing Corporation 3rd Amended
12	Richardson Farm Store
13	S & S Properties
14	The Greens At Liberty Road PUD
15	Windy Hill LLC Property

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

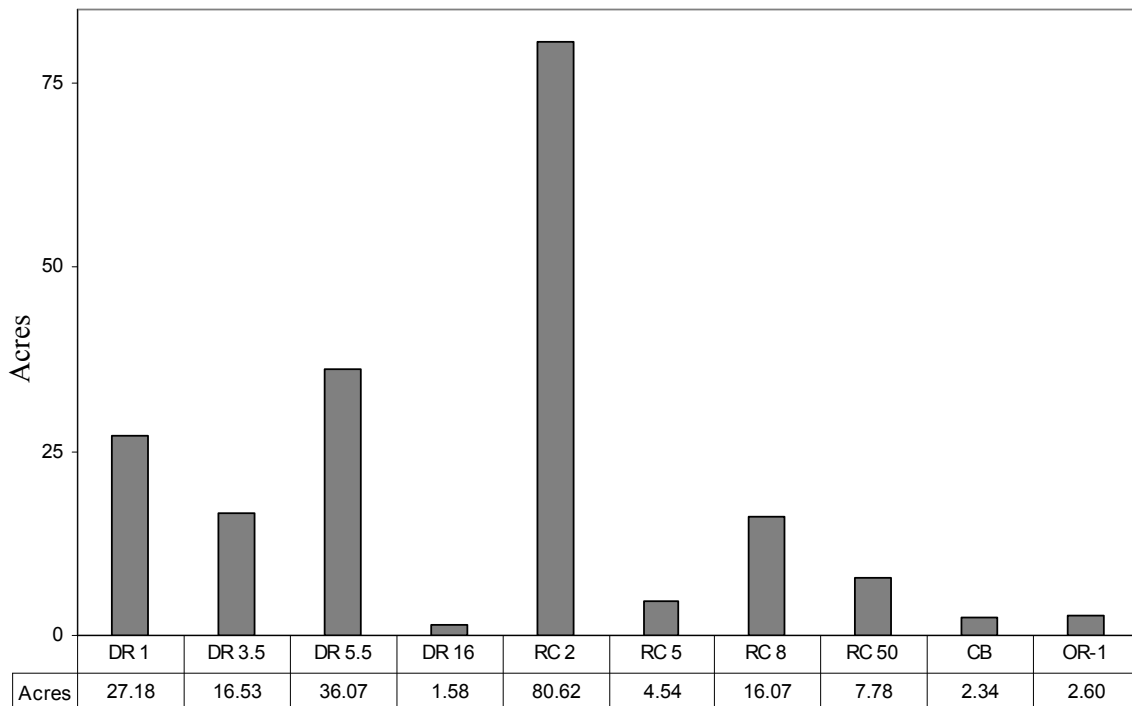


During the fourth quarter, the majority of development plans approved were of a residential development type (Chart 1). Chart 2 reflects the zoning acreage from the plans.

**Chart 1. Approved Plans by Development Type, 4<sup>th</sup> Quarter 2009**

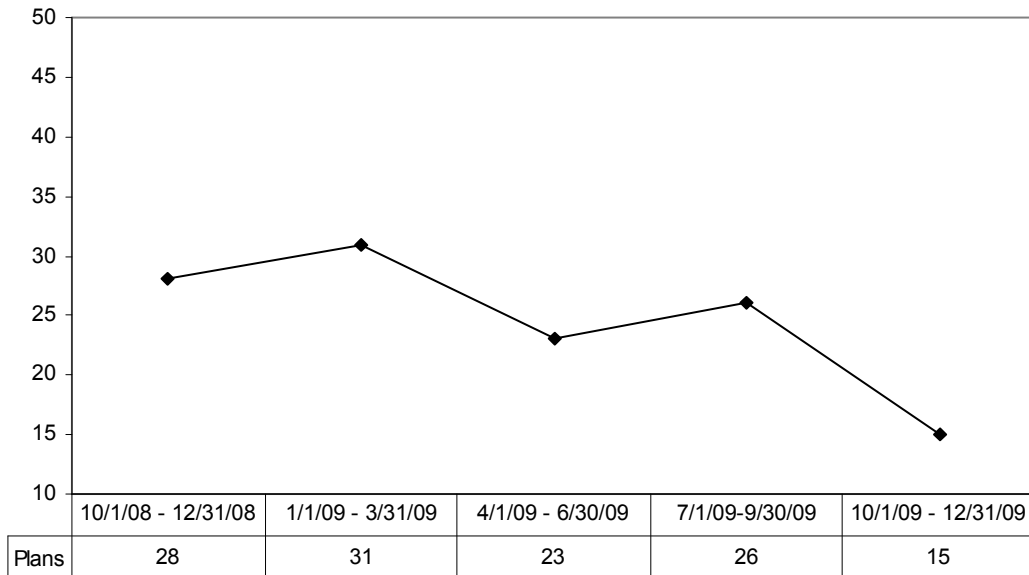


**Chart 2. Total Acreage of Approved Plans by Zoning, 4<sup>th</sup> Quarter 2009**

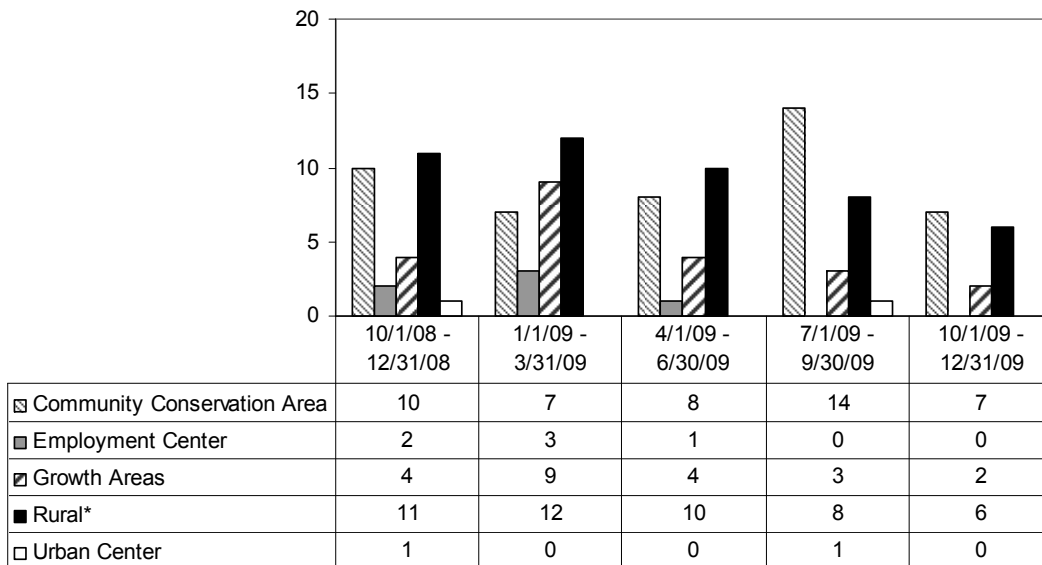


The next series of figures compares the fourth quarter of 2009 to previous quarters by the total number of approved plans (Chart 3) and by Land Management Area (Chart 4). Once the Hearing Officer approves a plan, the developer has six years to apply for a building permit. There is no time limit to apply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

**Chart 3. Total Approved Plans, October 2008 to December 2009**



**Chart 4. Total Approved Plans by Land Management Area, October 2008 to December 2009**



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



## Residential Development

For the fourth quarter of 2009, there were 13 plans approved for residential development. These plans will generate an additional 223 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 219 (or 98.2%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1). For mixed-use projects, only the residential portion is shown. For the Beard Russell Property, no new development is proposed.

**Table 1. Approved Residential Plans within the URDL, 4<sup>th</sup> Quarter 2009**

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Beard Russell Property	SFD	CCA	0.82	DR 5.5	0	2	2.43
Clearwood Park	SFSD	CCA	9.92	DR 5.5	22	0	2.22
Danielak Property	SFD	CCA	0.47	DR 3.5	1	1	4.26
Dyer Property Parcel A	SFD	RPA	27.32	DR 1, RC 5, DR 16	24	0	0.88
Eichberg Property	SFA	CCA	1.54	DR 16	11	0	7.14
Oak Avenue, LLC Property	SFD	CCA	0.60	DR 5.5	3	0	5.00
Randallstown III Nonprofit Housing Corporation 3rd Amended	MFAM	CCA	24.73	DR 5.5	51	151	8.17
S & S Properties	SFD	GA-WM	1.19	DR 3.5	2	1	2.53
The Greens At Liberty Road PUD	MFAM	CCA	14.87	DR 3.5	105	0	7.06
<b>TOTAL</b>			<b>81.46</b>		<b>219</b>	<b>155</b>	

\*Development Type:

- SFD = Single Family Detached
- SFA = Single Family Attached
- SFSD = Single Family Semi-detached
- MFAM = Multiple Family

\*\*Land Management Areas:

- CCA-Community Conservation Areas
- GA-OM – Growth Area in Owings Mills
- RPA – Resource Protection Area

Approved development plans located outside the URDL will generate 4 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, 4<sup>th</sup> Quarter 2009**

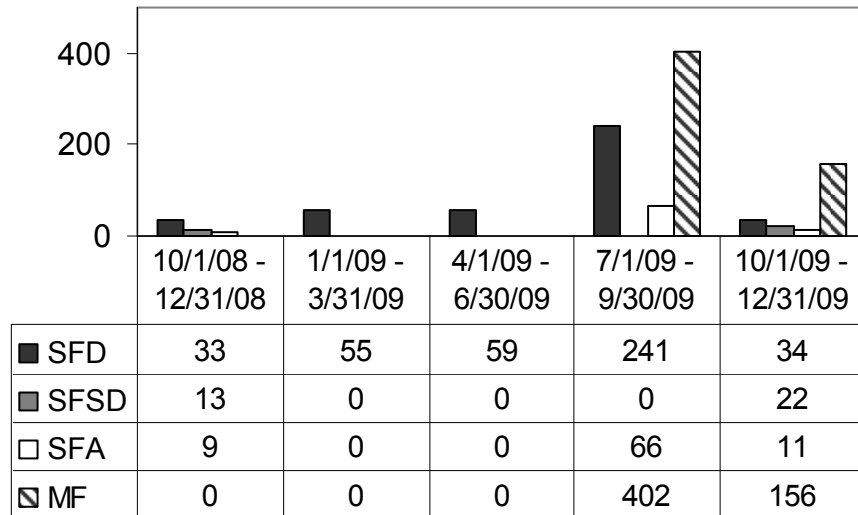
Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Ensor Farm	SFD	APA	39.21	RC 2	2	0	0.05
Fanning Property	SFD	APA	20.01	RC 2	0	2	0.10
Pfaff Property	SFD	APA	16.07	RC 8	1	1	0.12
Windy Hill LLC Property	SFD	RRA	4.40	RC 5	1	1	0.45
<b>TOTAL</b>			<b>79.69</b>		<b>4</b>	<b>4</b>	

\*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 fourth quarter of 2009 in comparison to the previous four quarters.

**Chart 5. Approved New Residential Lots/Units by Housing Type, October 2008 to December 2009**

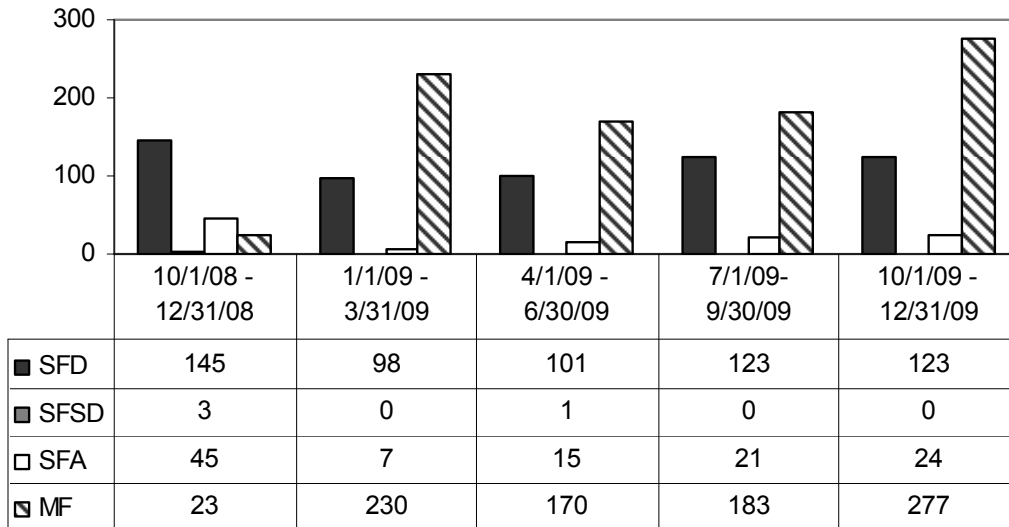


**Table 3. Approved New Residential Lots/Units by Land Management Area, October 2008 to December 2009**

Land Management Area	10/1/08 - 12/31/08	1/1/09 - 3/31/09	4/1/09 - 6/30/09	7/1/09 - 9/30/09	10/1/09 - 12/31/09
Agricultural Preservation	11	7	10	4	3
Community Conservation	32	9	24	427	193
Employment Center	0	2	0	0	0
Growth Area - Owings Mills	0	8	1	270	0
Growth Area - White Marsh	5	12	18	0	2
Resource Preservation	6	25	0	0	24
Rural Commercial Center	0	0	0	0	0
Rural Residential	1	3	6	8	1
Urban Center	0	0	0	0	0
<b>Total</b>	<b>55</b>	<b>66</b>	<b>59</b>	<b>709</b>	<b>223</b>

During the fourth quarter of 2009, 424 residential units were issued occupancy permits. The types of residential units issued occupancy permits between October 2008 and December 2009 are displayed in Chart 6.

**Chart 6. Number of Units with Occupancy Permits by Dwelling Type, October 2008 to December 2009**



## Non-Residential Development

There were two plans approved for new non-residential development during the fourth quarter of 2009 (Table 4). Tables 4 and 5 provide data on the new square footage and total acreage of the approved development by Land Management Area. For mixed use plans, only the non residential portion is shown.

**Table 4. Approved Non-Residential Plans, 4<sup>th</sup> Quarter 2009**

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
Moser Robert & Sons Property Sept08 Submittal	OFFICE	GA-OM	2.60	OR-1	33,600
Richardson Farm Store	COMMERCIAL	APA	30.72	RC 2, RC 50, CB	14,608
<b>Total</b>			<b>33.32</b>		<b>48,208</b>

\*Land Management Area:

APA – Agricultural Preservation Area

GA-OM – Growth Area in Owings Mills

**Table 5. Approved Non-Residential Plans, New Square Footage, 4<sup>th</sup> Quarter 2009**

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	14,608	-	-	-	14,608
Community Conservation- Employment Center*	-	-	-	-	0
Growth Area - Owings Mills	-	33,600	-	-	33,600
Growth Area - White Marsh	-	-	-	-	0
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential	-	-	-	-	0
Urban Center	-	-	-	-	0
<b>Total</b>	<b>14,608</b>	<b>33,600</b>	<b>-</b>	<b>-</b>	<b>48,208</b>

\*Employment Center includes Employment Center in Hunt Valley



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# Appendix





## Project Data

This section of the report presents data for individual projects approved during the fourth 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

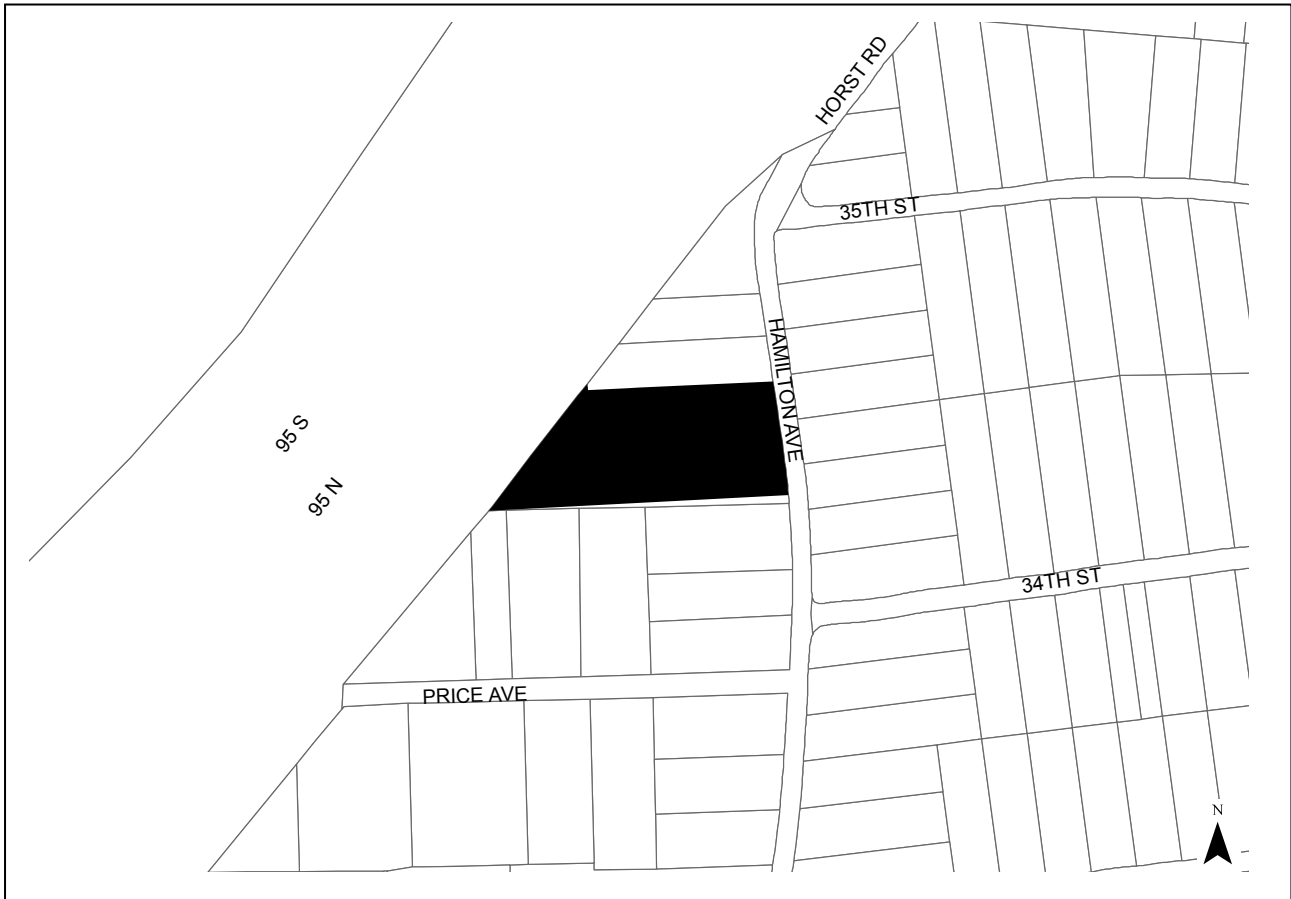
# BEARD RUSSELL PROPERTY

REFERENCE # **1400474001** STATUS **PLAN APPROVED**  
 MINOR SUB # **09011M** RPD **326** TAZ **710** COUNCIL DISTRICT **7**  
 ALIAS

LOCATION **W/S HAMILTON AVE, N OF PRICE RD**

TAX MAP <b>089</b>	BLOCK <b>15</b>	PARCEL <b>74</b>	ZIP <b>21237</b>
DEVELOPMENT TYPE <b>SFD</b>	PLAN SUBMITTED <b>02/17/09</b>	LMA <b>CCA</b>	
#PROPOSED UNITS/LOTS <b>2</b>	#DEVELOPED UNITS/LOTS <b>2</b>	PLAN APPROVAL <b>11/02/09</b>	SEWERSHED <b>46</b>
SFD <b>2</b>	DVLP SFD <b>2</b>	PLAT APPROVAL	WATER ZONE <b>E 2</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	PLAT RECORDED	SQ_FT OF BLDG
SFA <b>0</b>	DVLP SFA <b>0</b>	TOTAL ACREAGE <b>0.8227</b>	CENSUS TRACT <b>441102</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING1 <b>DR 5.5</b> ACRES <b>0.8227</b>	BLOCK GROUP <b>4411024</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING2 ACRES <b>0</b>	DEED REF <b>27300/713</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	ZONING3 ACRES <b>0</b>	PLAT REF
		EXISTING LOTS/UNITS <b>2</b>	

COMMENTS: No new dwellings proposed. Existing dwelling (#5707 Hamilton Ave) to remain on a lot (0.37ac) and existing dwelling (#5711) to remain on a second lot (0.38ac).



# CLEARWOOD PARK

REFERENCE # **900817001** STATUS **PLAN APPROVED BY HOH**  
 MINOR SUB # RPD **315** TAZ **583** COUNCIL DISTRICT **5**  
 ALIAS **RESUB OF HILLENDALE FARMS (lot 100), OAKLEIGH HILLS SEC B (lots 14-66)**  
 LOCATION **S/S CLEARWOOD RD, W AND W/S PERRING PARKWAY**  
 TAX MAP **070** BLOCK **18** PARCEL **719, 889** ZIP **21234**  
 DEVELOPMENT TYPE **SFSD** PLAN SUBMITTED **10/20/08** LMA **CCA**  
 #PROPOSED #DEVELOPED PLAN APPROVAL **10/02/09** SEWERSHED **50**  
 UNITS/LOTS **22** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **E 3**  
 SFD **0** DVLP SFD **0** PLAT RECORDED SQ\_FT OF BLDG  
 SFSD **22** DVLP SFSD **0** TOTAL ACREAGE **9.92** CENSUS TRACT **492001**  
 SFA **0** DVLP SFA **0** ZONING1 **DR 5.5** ACRES **9.92** BLOCK GROUP **4920012**  
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **24575/748**  
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **8/92**  
 OTHER **0** DVLP OTHER **0** EXISTING LOT/UNITS **0**

COMMENTS: Existing dwelling (#1919 Clearwood Rd) to be razed. Concept plan resubmitted 1/30/09 b/c noise study was not included in 1st submittal. Dev plan submitted 7/13/09.



# DANIELAK PROPERTY

REFERENCE # **1500859001** STATUS **PLAN APPROVED**  
 MINOR SUB # **05043M** RPD **322** TAZ **664** COUNCIL DISTRICT **6**  
 ALIAS **DANIELAK PROPERTY 821 SENECA PARK RD**  
 LOCATION **N/S SENECA PARK RD, W OF BEACH RD**  
 TAX MAP **091** BLOCK **17** PARCEL **P/O 139 lot 124** ZIP **21220**  
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **04/19/05** LMA **CCA**  
 #PROPOSED UNITS/LOTS **2** #DEVELOPED UNITS/LOTS **1** PLAN APPROVAL **10/02/09** SEWERSHED **10**  
 SFD **2** DVLP SFD **1** PLAT APPROVAL WATER ZONE **F**  
 SFSD **0** DVLP SFSD **0** PLAT RECORDED SQ\_FT OF BLDG  
 SFA **0** DVLP SFA **0** TOTAL ACREAGE **0.469** CENSUS TRACT **451803**  
 MULTIFAM **0** DVLP MFAM **0** ZONING1 **DR 3.5** ACRES **0.469** BLOCK GROUP **4518031**  
 SPECIAL **0** DVLP SPECIAL **0** ZONING2 ACRES **0** DEED REF **8716/552**  
 OTHER **0** DVLP OTHER **0** ZONING3 ACRES **0** PLAT REF  
 EXISTING LOTS/UNITS **1**

COMMENTS: Existing dwelling (#821 Seneca Park Rd) to remain on lot 1 (0.23ac). Proposed dwelling (#819 Nannette Ln) on lot 2 (0.23ac).



## DYER PROPERTY PARCEL A

REFERENCE #	<b>400671001</b>	STATUS	<b>PLAN APPROVED BY HOH</b>				
MINOR SUB #		RPD	<b>306</b>	TAZ	<b>457</b>		
		COUNCIL DISTRICT	<b>4</b>				
ALIAS	<b>RESUB OF DYER PROPERTY LOT A</b>						
LOCATION	<b>E/S BERRYMANS LN, S OF NICODEMUS RD</b>						
TAX MAP	<b>057</b>	BLOCK	<b>04</b>	PARCEL	<b>P/O 510 (lot A)</b>		
					ZIP	<b>21136</b>	
DEVELOPMENT TYPE	<b>SFD</b>			PLAN SUBMITTED	<b>03/21/06</b>	LMA	<b>RPA</b>
#PROPOSED		#DEVELOPED		PLAN APPROVAL	<b>10/27/09</b>	SEWERSHED	<b>20</b>
UNITS/LOTS	<b>24</b>	UNITS/LOTS	<b>0</b>	PLAT APPROVAL		WATER ZONE	<b>R 5</b>
SFD	<b>24</b>	DVLP SFD	<b>0</b>	PLAT RECORDED		SQ_FT OF BLDG	
SFSD	<b>0</b>	DVLP SFSD	<b>0</b>	TOTAL ACREAGE	<b>27.32</b>	CENSUS TRACT	<b>404100</b>
SFA	<b>0</b>	DVLP SFA	<b>0</b>	ZONING1	<b>DR 1</b>	ACRES	<b>27.18</b>
MULTIFAM	<b>0</b>	DVLP MFAM	<b>0</b>	ZONING2	<b>RC 5</b>	ACRES	<b>0.14</b>
SPECIAL	<b>0</b>	DVLP SPECIAL	<b>0</b>	ZONING3	<b>DR 16</b>	ACRES	<b>0.04</b>
OTHER	<b>0</b>	DVLP OTHER	<b>0</b>	EXISTING LOTS/UNITS	<b>0</b>		
						DEED REF	<b>7808/578</b>
						PLAT REF	<b>40/120</b>

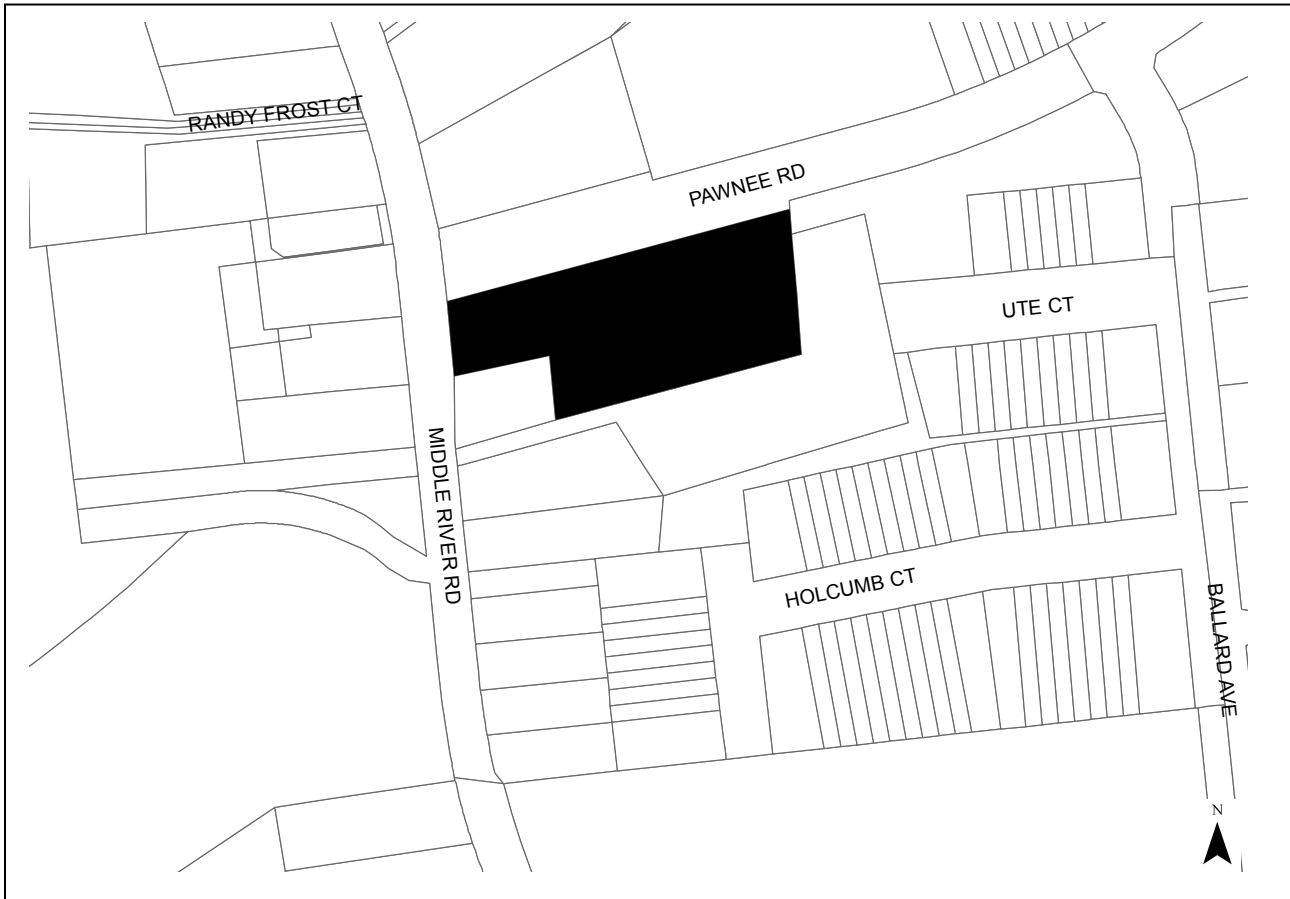
COMMENTS: Also DR 3.5 (0.01ac). Development plan submitted 6/22/07.



# EICHBERG PROPERTY

REFERENCE # **1500874001** STATUS **PLAN APPROVED BY HOH**  
 MINOR SUB # RPD **327** TAZ **720** COUNCIL DISTRICT **6**  
 ALIAS **503 MIDDLE RIVER ROAD (AKA)**  
 LOCATION **S/S PAWNEE RD @ SE COR MIDDLE RIVER RD**  
 TAX MAP **090** BLOCK **11** PARCEL **1134** ZIP **21220**  
 DEVELOPMENT TYPE **SFA** PLAN SUBMITTED **05/26/06** LMA **CCA**  
 #PROPOSED #DEVELOPED PLAN APPROVAL **10/19/09** SEWERSHED **69**  
 UNITS/LOTS **11** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **F**  
 SFD **0** DVLP SFD **0** PLAT RECORDED SQ\_FT OF BLDG  
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **1.54** CENSUS TRACT **451400**  
 SFA **11** DVLP SFA **0** ZONING1 **DR 16** ACRES **1.54** BLOCK GROUP **4514002**  
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **21107/99**  
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF  
 OTHER **0** DVLP OTHER **0** EXISTING LOTS/UNITS **0**

COMMENTS: Original sub- ex dwlg (#503 Middle River Rd) TBR. Dev plan submitted 9/4/07 reducing SFA prop from 12 to 11. Dev resubmitted 6/10/09 for Ex. dwlg (#503 Middle River Rd-SFD) to remain. Dev resubmitted 8/3/09 for 11 SFA, #503 Middle River Rd TBR.



# ENSOR FARM

REFERENCE # **1000440001** STATUS **PLAN APPROVED**  
 MINOR SUB # **07005M** RPD **305** TAZ **447** COUNCIL DISTRICT **3**  
 ALIAS

LOCATION **NW/S COOPER RD, S OF STOCKTON RD**

TAX MAP <b>035</b>	BLOCK <b>14</b>	PARCEL <b>P/O 127</b>	ZIP <b>21131</b>
DEVELOPMENT TYPE <b>SFD</b>		PLAN SUBMITTED <b>02/20/07</b>	LMA <b>APA</b>
#PROPOSED UNITS/LOTS <b>2</b>	#DEVELOPED UNITS/LOTS <b>0</b>	PLAN APPROVAL <b>10/09/09</b>	SEWERSHED <b>NS</b>
SFD <b>2</b>	DVLP SFD <b>0</b>	PLAT APPROVAL	WATER ZONE <b>NS</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	PLAT RECORDED	SQ_FT OF BLDG
SFA <b>0</b>	DVLP SFA <b>0</b>	TOTAL ACREAGE <b>39.213</b>	CENSUS TRACT <b>410100</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING1 <b>RC 2</b> ACRES <b>39.213</b>	BLOCK GROUP <b>4101003</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING2 ACRES <b>0</b>	DEED REF <b>8309/337</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	ZONING3 ACRES <b>0</b>	PLAT REF
		EXISTING LOTS/UNITS <b>0</b>	

COMMENTS: Proposed dwelling (#14414 Cooper Rd) on lot 1 (4.16ac) and (#14408) on lot 2 (4.08ac). The remainder of the parcel (30.98ac) will continue to be used for agricultural purposes



# FANNING PROPERTY

REFERENCE # **400701001** STATUS **PLAN APPROVED**  
 MINOR SUB # **08010M** RPD **303** TAZ **435** COUNCIL DISTRICT **3**  
 ALIAS **RESUB OF WILLIAM FANNING PROPERTY LOT 1**  
 LOCATION **S/S OSBORN RD, NE OF PINEY GROVE RD**  
 TAX MAP **032** BLOCK **13** PARCEL **158** ZIP **21136**  
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **02/05/08** LMA **APA**  
 #PROPOSED **2** #DEVELOPED **2** PLAN APPROVAL **10/02/09** SEWERSHED **NS**  
 UNITS/LOTS **2** UNITS/LOTS **2** PLAT APPROVAL **2** WATER ZONE **NS**  
 SFD **2** DVL P SFD **2** PLAT RECORDED **2** SQ\_FT OF BLDG **0**  
 SFSD **0** DVL P SFSD **0** TOTAL ACREAGE **20.01** CENSUS TRACT **404600**  
 SFA **0** DVL P SFA **0** ZONING1 **RC 2** ACRES **20.01** BLOCK GROUP **4046002**  
 MULTIFAM **0** DVL P MFAM **0** ZONING2 **0** ACRES **0** DEED REF **26586/127**  
 SPECIAL **0** DVL P SPECIAL **0** ZONING3 **0** ACRES **0** PLAT REF **45/25**  
 OTHER **0** DVL P OTHER **0** EXISTING LOTS/UNITS **2**

COMMENTS: No new development. DRC#012907E. Existing dwelling (#4601 Osborn Rd) to remain on lot 1 (17.66ac) and (#4603) on lot 2 (2.36ac).





# MOSER ROBERT & SONS PROPERTY SEPT08 SUBMITTAL

REFERENCE # **400643003** STATUS **PLAN APPROVED BY HOH**  
 MINOR SUB # RPD **306** TAZ **457** COUNCIL DISTRICT **4**  
 ALIAS

LOCATION **E/S CHERRY HILL CT AT NE COR RED RUN BLVD**

TAX MAP <b>057</b>	BLOCK <b>11</b>	PARCEL <b>441</b>	ZIP <b>21136</b>
DEVELOPMENT TYPE <b>OFFICE</b>	PLAN SUBMITTED <b>10/02/08</b>	LMA <b>GA-OM</b>	
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>11/04/09</b>	SEWERSHED <b>21</b>
UNITS/LOTS <b>1</b>	UNITS/LOTS <b>0</b>	PLAT APPROVAL	WATER ZONE <b>R 5</b>
SFD <b>0</b>	DVLP SFD <b>0</b>	PLAT RECORDED	SQ_FT OF BLDG
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>2.6</b>	CENSUS TRACT <b>404100</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>OR-1</b> ACRES <b>2.6</b>	BLOCK GROUP <b>4041003</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 ACRES <b>0</b>	DEED REF <b>1636/215</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 ACRES <b>0</b>	PLAT REF
OTHER <b>1</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>0</b>	

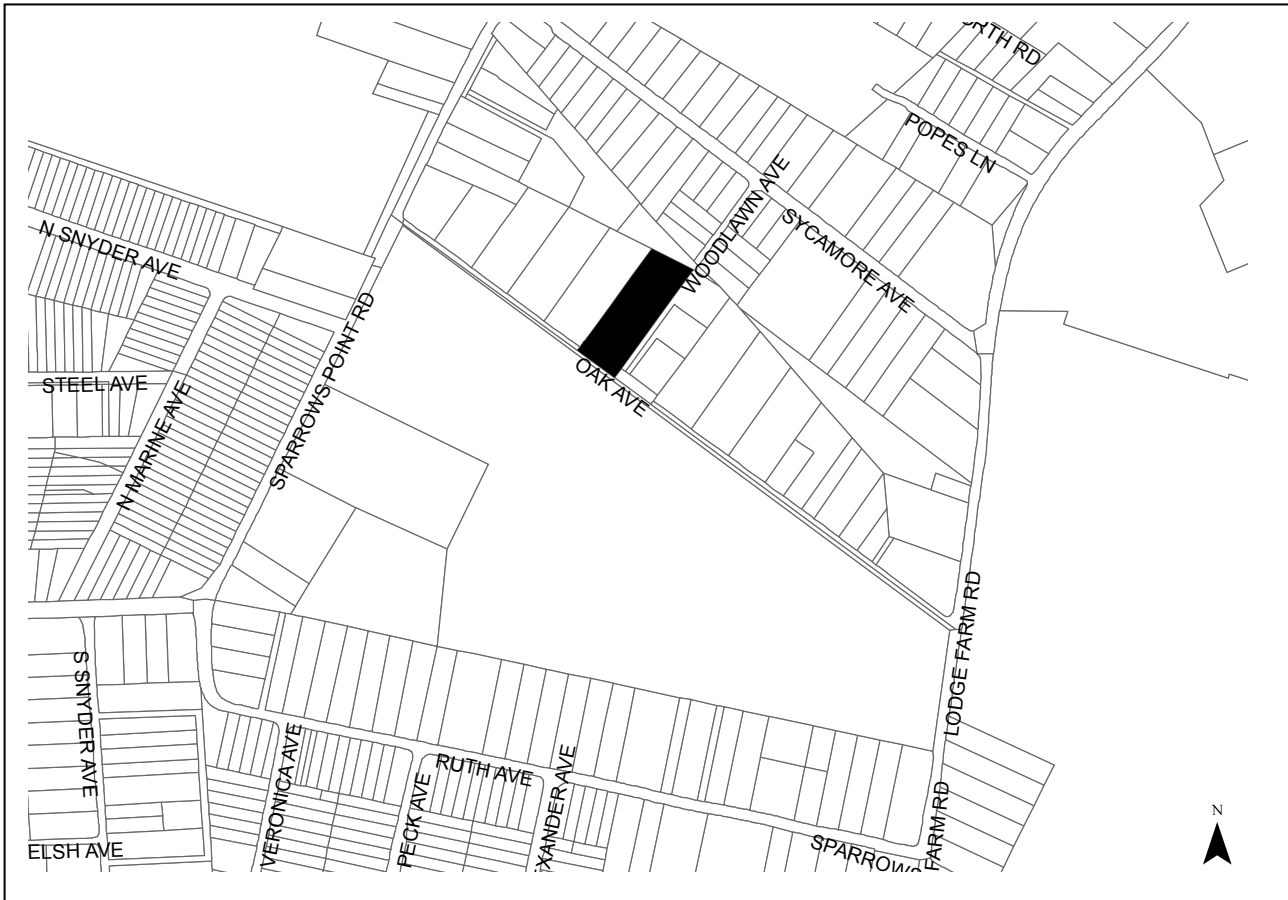
COMMENTS: Proposed building with 2 floors of Office (33,600sf) and one floor of parking.



# OAK AVENUE, LLC PROPERTY

REFERENCE # **1500904001** STATUS **PLAN APPROVED**  
 MINOR SUB # **07058M** RPD **331** TAZ **765** COUNCIL DISTRICT **7**  
 ALIAS **RESUB OF SNYDER'S PLAT LOT 6**  
 LOCATION **NE/S OAK AVE, NW OF WOODLAWN AVE**  
 TAX MAP **111** BLOCK **11** PARCEL **P/O 102 (lot 6)** ZIP **21219**  
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **04/17/07** LMA **CCA**  
 #PROPOSED **#DEVELOPED** PLAN APPROVAL **10/30/09** SEWERSHED **117**  
 UNITS/LOTS **3** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **F**  
 SFD **3** DVLP SFD **0** PLAT RECORDED SQ\_FT OF BLDG  
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **0.6** CENSUS TRACT **452000**  
 SFA **0** DVLP SFA **0** ZONING1 **DR 5.5** ACRES **0.6** BLOCK GROUP **4520002**  
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **24877/551**  
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **2/86**  
 OTHER **0** DVLP OTHER **0** EXISTING LOTS/UNITS **0**

COMMENTS: Proposed dwelling (#105 Oak Ave) on lot 1 (0.18ac), (#105A) on lot 2 (0.18ac), and (#105B) on lot 3 (0.24ac).



**PFAFF PROPERTY**

REFERENCE # **600306001** STATUS **PLAN APPROVED**  
 MINOR SUB # **07153M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**

ALIAS

LOCATION **NW/S BECKLEYSVILLE RD, S OF COTTER RD**

TAX MAP <b>011</b>	BLOCK <b>07</b>	PARCEL <b>298</b>	ZIP <b>21102</b>
DEVELOPMENT TYPE <b>SFD</b>		PLAN SUBMITTED <b>12/10/07</b>	LMA <b>APA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>12/11/09</b>	SEWERSHED <b>NS</b>
UNITS/LOTS <b>2</b>	UNITS/LOTS <b>1</b>	PLAT APPROVAL	WATER ZONE <b>NS</b>
SFD <b>2</b>	DVLP SFD <b>1</b>	PLAT RECORDED	SQ_FT OF BLDG
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>16.065</b>	CENSUS TRACT <b>406000</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 8</b>	ACRES <b>16.065</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2	ACRES <b>0</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3	ACRES <b>0</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>1</b>	DEED REF <b>5522/610</b>
			PLAT REF

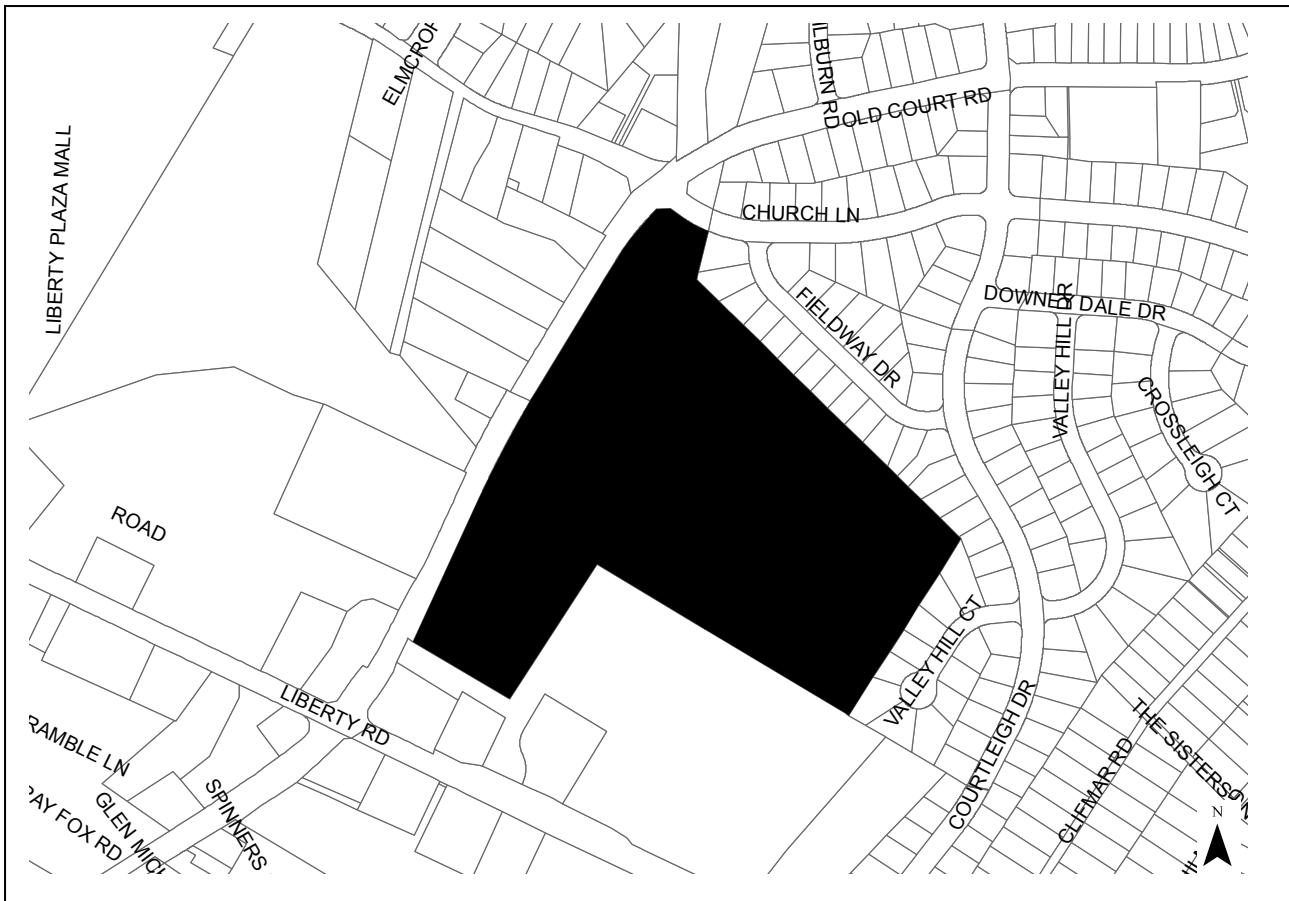
COMMENTS: Existing dwelling (#2634 Beckleysville Rd) to remain on lot 2(10.62ac). Proposed dwelling (#2638) on lot 1 (5.44ac).



# RANDALLSTOWN III NONPROFIT HOUSING CORPORATION 3RD AMENDED

REFERENCE # **200615003** STATUS **PLAN APPROVED BY HOH**  
 MINOR SUB # RPD **319** TAZ **631** COUNCIL DISTRICT **4**  
 ALIAS **RESUB OF RANDALLSTOWN III NONPROFIT HOUSING CORPORATION (AKA)**  
 LOCATION **E/S OLD COURT RD, S OF CHURCH LN**  
 TAX MAP **077** BLOCK **16** PARCEL **353** ZIP **21133**  
 DEVELOPMENT TYPE **MFAM** PLAN SUBMITTED LMA **CCA**  
 #PROPOSED #DEVELOPED PLAN APPROVAL **11/18/09** SEWERSHED **64**  
 UNITS/LOTS **202** UNITS/LOTS **151** PLAN APPROVAL WATER ZONE **P 4**  
 SFD **0** DVLP SFD **0** PLAT APPROVAL SQ\_FT OF BLDG  
 SFSFD **0** DVLP SFSFD **0** TOTAL ACREAGE **24.73** CENSUS TRACT **402306**  
 SFA **0** DVLP SFA **0** ZONING1 **DR 5.5** ACRES **24.73** BLOCK GROUP **4023061**  
 MULTIFAM **202** DVLP MFAM **151** ZONING2 ACRES **0** DEED REF  
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF  
 OTHER **0** DVLP OTHER **0** EXISTING LOTS/UNITS **151**

COMMENTS: DRC#032309B. Proposed building with 51 elderly apartments on lot 4 (2.69ac). Also was submitted as a PUD.



# RICHARDSON FARM STORE

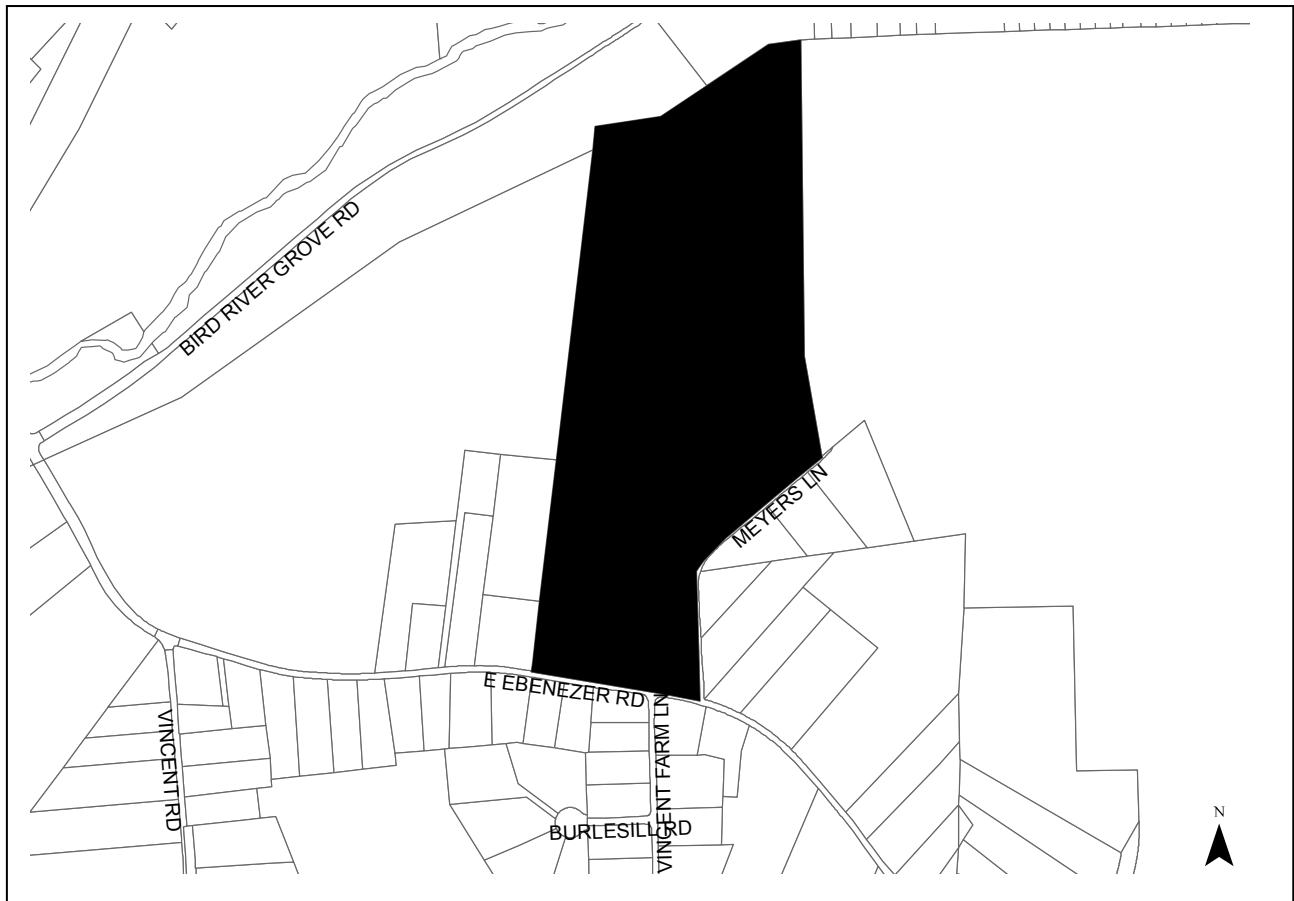
REFERENCE # **1500950001** STATUS **PLAN APPROVED**  
 MINOR SUB # **09014** RPD **322** TAZ **661** COUNCIL DISTRICT **6**

ALIAS

LOCATION **N/S EBENEZER, W OF MEYERS LN**

TAX MAP <b>083</b>	BLOCK <b>01</b>	PARCEL <b>356, 466</b>	ZIP <b>21162</b>
DEVELOPMENT TYPE <b>MIXED</b>	PLAN SUBMITTED <b>03/16/09</b>	LMA <b>APA</b>	
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>10/28/09</b>	SEWERSHED <b>15N</b>
UNITS/LOTS <b>12</b>	UNITS/LOTS <b>10</b>	PLAT APPROVAL	WATER ZONE <b>F</b>
SFD <b>3</b>	DVLP SFD <b>3</b>	PLAT RECORDED	SQ_FT OF BLDG
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>30.72</b>	CENSUS TRACT <b>451702</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 2</b> ACRES <b>30.72</b>	BLOCK GROUP <b>4517021</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 <b>RC 50</b> ACRES <b>0</b>	DEED REF <b>7111/712</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 <b>CB</b> ACRES <b>0</b>	PLAT REF
OTHER <b>9</b>	DVLP OTHER <b>7</b>	EXISTING LOTS/UNITS <b>10</b>	

COMMENTS: DRC#111008C. Existing dwelling (#5902 Ebenezer Rd) to be razed. Seven farm-related buildings and 3 dwellings to remain. The proposed development will only occur on a portion (2.25ac) of the site. Proposed Farm Store (10,000sf) and Greenhouse (4,608sf).



# S & S PROPERTIES

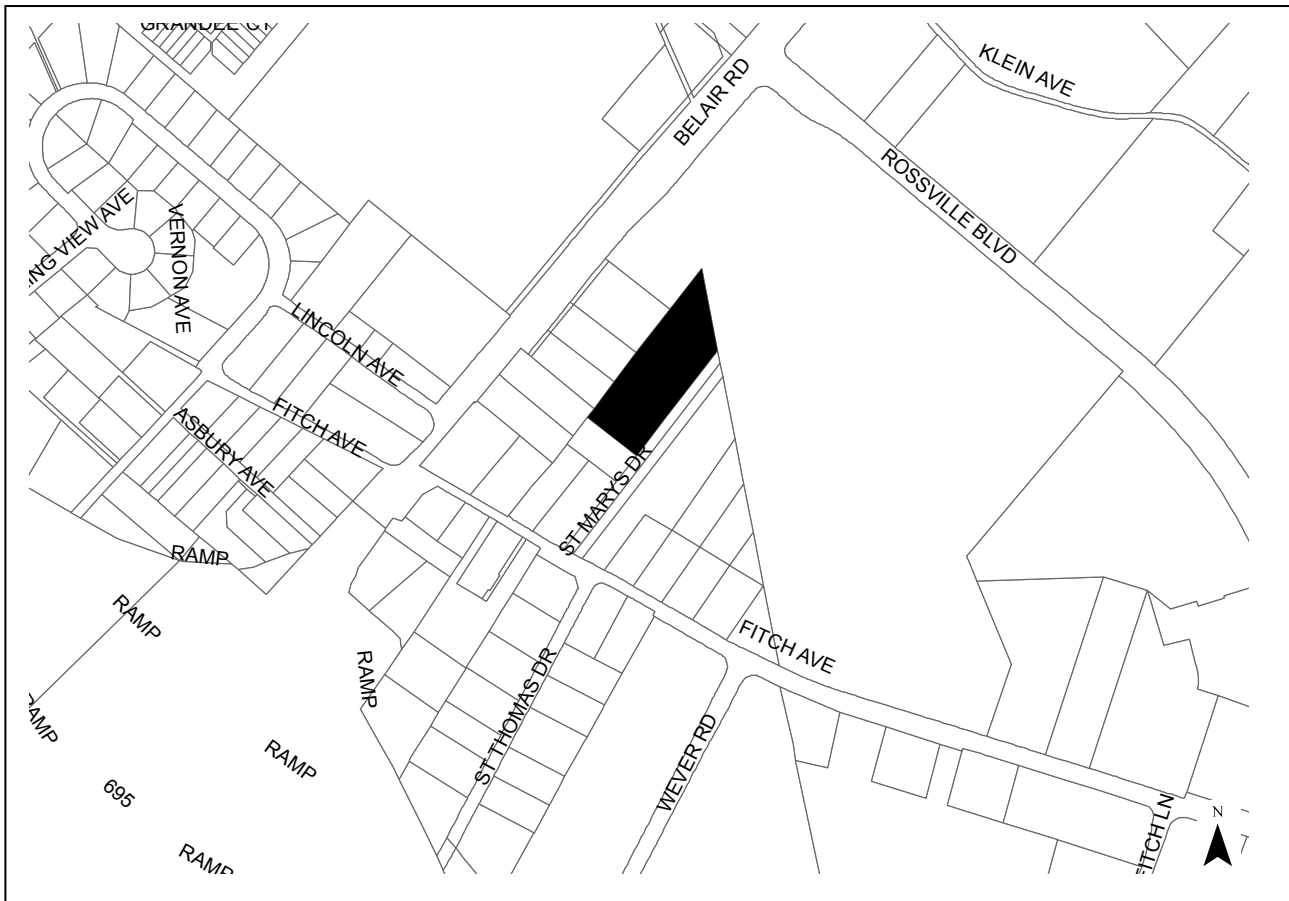
REFERENCE # **1400434001** STATUS **PLAN APPROVED**  
 MINOR SUB # **05052M** RPD **321** TAZ **658** COUNCIL DISTRICT **6**

ALIAS

LOCATION **NW/S ST MARY'S DR, NE OF FITCH AVE**

TAX MAP <b>081</b>	BLOCK <b>11</b>	PARCEL <b>522</b>	ZIP <b>21236</b>
DEVELOPMENT TYPE <b>SFD</b>	PLAN SUBMITTED <b>05/13/05</b>	LMA <b>GA-WM</b>	
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>10/26/09</b>	SEWERSHED <b>3</b>
UNITS/LOTS <b>3</b>	UNITS/LOTS <b>1</b>	PLAT APPROVAL	WATER ZONE <b>E 3</b>
SFD <b>3</b>	DVLP SFD <b>1</b>	PLAT RECORDED	SQ_FT OF BLDG
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>1.187</b>	CENSUS TRACT <b>440800</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>DR 3.5</b> ACRES <b>1.187</b>	BLOCK GROUP <b>4408001</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 ACRES <b>0</b>	DEED REF <b>5909/219</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 ACRES <b>0</b>	PLAT REF
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>1</b>	

COMMENTS: Existing dwelling (#7906 St. Mary's Dr) to remain on lot 1(0.28ac). Proposed dwelling (#7908) on lot 2 (0.32ac) and (#7910) on lot 3 (0.39ac).



# THE GREENS AT LIBERTY ROAD PUD

REFERENCE # **200743001** STATUS **PLAT RECORDED**  
 MINOR SUB # RPD **312** TAZ **526** COUNCIL DISTRICT **4**

ALIAS

LOCATION **S/S LIBERTY RD, E OF MARRIOTTVILLE RD**

TAX MAP <b>076</b>	BLOCK <b>05</b>	PARCEL <b>P/O 106 (East Parcel)</b>	ZIP <b>21133</b>
DEVELOPMENT TYPE <b>MFAM</b>	PLAN SUBMITTED <b>05/29/08</b>	LMA <b>CCA</b>	
#PROPOSED <b>0</b>	#DEVELOPED <b>0</b>	PLAN APPROVAL <b>11/10/09</b>	SEWERSHED <b>64</b>
UNITS/LOTS <b>105</b>	UNITS/LOTS <b>0</b>	PLAT APPROVAL <b>12/11/09</b>	WATER ZONE <b>P 4</b>
SFD <b>0</b>	DVLP SFD <b>0</b>	PLAT RECORDED <b>12/11/09</b>	SQ_FT OF BLDG
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>14.87</b>	CENSUS TRACT <b>402504</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>DR 3.5</b> ACRES <b>14.87</b>	BLOCK GROUP <b>4025041</b>
MULTIFAM <b>105</b>	DVLP MFAM <b>0</b>	ZONING2 ACRES <b>0</b>	DEED REF <b>10359/371</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 ACRES <b>0</b>	PLAT REF <b>79/30</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>0</b>	

COMMENTS: Proposed Elderly housing units (apartments) on lot 1 (6.75ac) and future cemetery on lot 2 (8.12ac). PUD concept plan approved 11/4/08. Final development plan approved 11/11/09.



# WINDY HILL LLC PROPERTY

REFERENCE # **200748001** STATUS **PLAT RECORDED**  
 MINOR SUB # **08068M** RPD **311** TAZ **513** COUNCIL DISTRICT **4**  
 ALIAS **RESUB OF JAMES M. HAINES LOT 1**  
 LOCATION **E/S WINDY HILL RD, S OF LIBERTY RD**  
 TAX MAP **066** BLOCK **22** PARCEL **P/O 558 (lot 1)** ZIP **21133**  
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **08/08/08** LMA **RRA**  
 #PROPOSED #DEVELOPED PLAN APPROVAL **11/05/09** SEWERSHED **64N**  
 UNITS/LOTS **2** UNITS/LOTS **1** PLAN APPROVAL **11/23/09** WATER ZONE **NS**  
 SFD **2** DVLP SFD **1** PLAT RECORDED **11/23/09** SQ\_FT OF BLDG  
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **4.3984** CENSUS TRACT **402201**  
 SFA **0** DVLP SFA **0** ZONING1 **RC 5** ACRES **4.3984** BLOCK GROUP **4022011**  
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **24054/552**  
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF **79/27**  
 OTHER **0** DVLP OTHER **0** EXISTING LOTS/UNITS **1**

COMMENTS: Existing dwelling (#4317 Windy Hill Rd) to remain on lot 1B (2.48ac). Proposed dwelling (#4321) on lot 1A (1.92ac).







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

*<http://www.baltimorecountymd.gov>*