



Baltimore County Office of Planning

Quarterly Subdivision Report


July 1, 2010 – September 30, 2010





Table of Contents

Introduction	1
Development Summary.....	2
Residential Development	7
Non-Residential Development.....	11
Appendix.....	13
Definitions	15
Individual Plan Information	16



Introduction

Baltimore County Office of Planning is pleased to present the Third Quarter 2010 Subdivision Report. This report tracks all development plans approved between July 1, 2010 and September 30, 2010. The Office of Planning compiles the data from plans forwarded from the Department of Permits and Development Management.

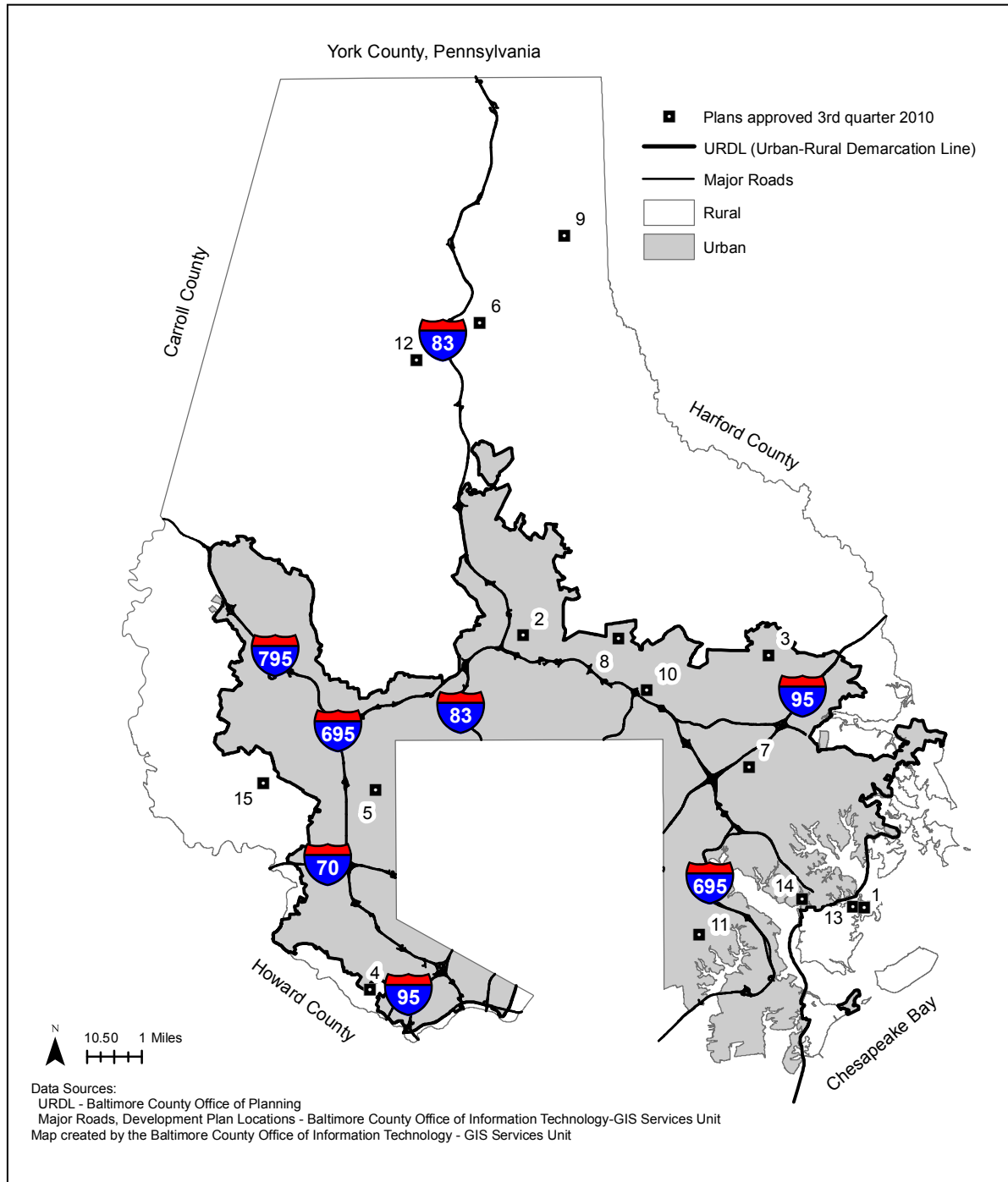
The purpose of the Quarterly Subdivision Report is to monitor where development takes place in the County. The report helps evaluate whether Baltimore County's growth management policies outlined in the *Master Plan 2010* are effective and being implemented. As cited in the *Master Plan 2010*, future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

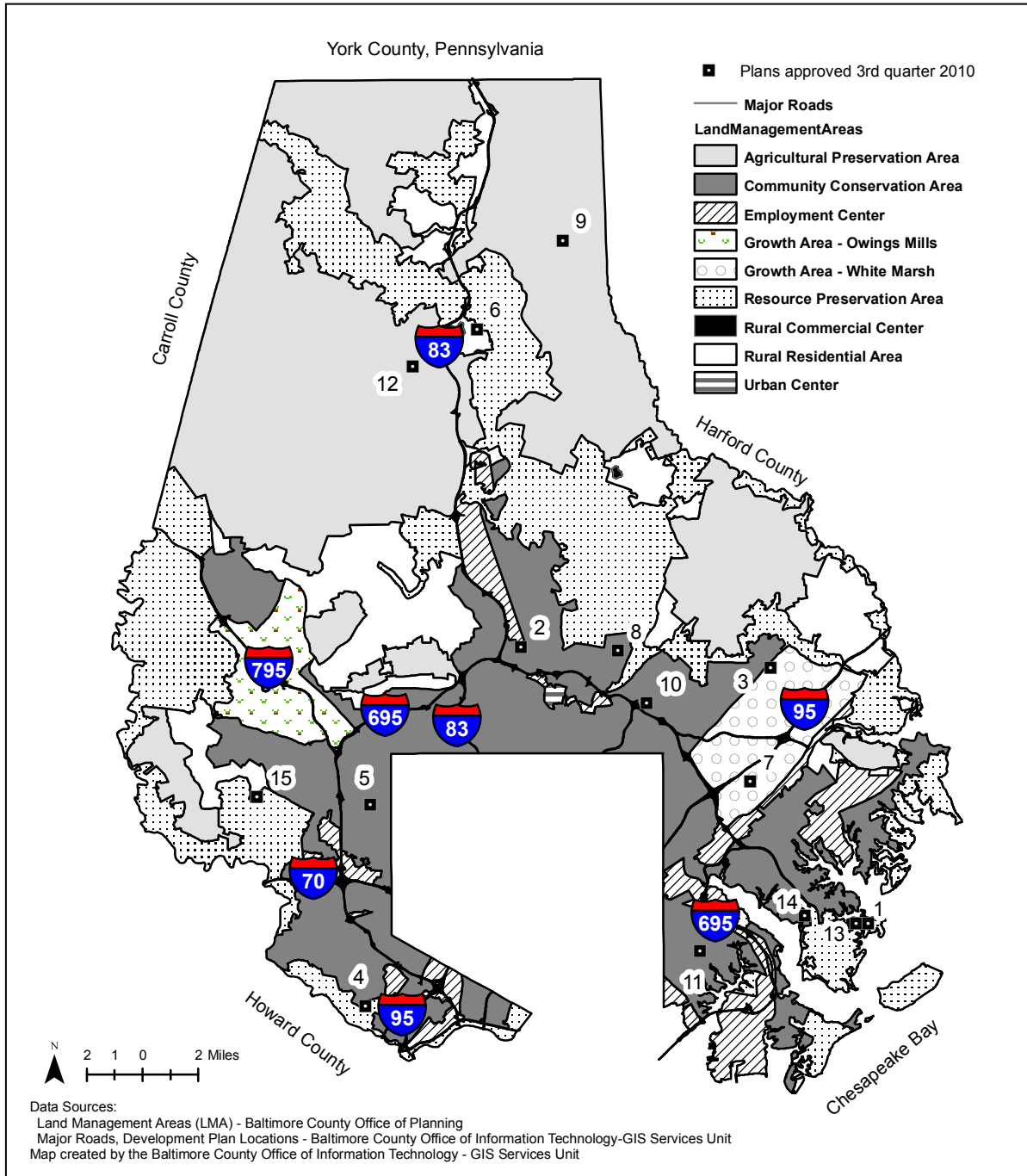
Development Summary

Between July 1, 2010 and September 30, 2010, 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*).



Map Key	Project Name
1	2519 Holly Neck Road
2	302 And 304 North Avenue
3	4205 Forge Road
4	Allen Property
5	Davis, Patricia Property
6	Fishel Property
7	Franklin Square Professional Center
8	Hungerford, Mark Property
9	Jones Howard Property
10	McDonalds Satyr Hill
11	Merritt Park Shopping Center
12	Merryman, Ann Property
13	Shockley Property
14	Tzomides Property
15	White/Adams Property

The following map illustrates the location of development plans approved during the third quarter of 2010 in relation to the Land Management Areas (LMAs). This report will refer to the LMAs in a number of table and charts.



During the third 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, 3rd Quarter 2010

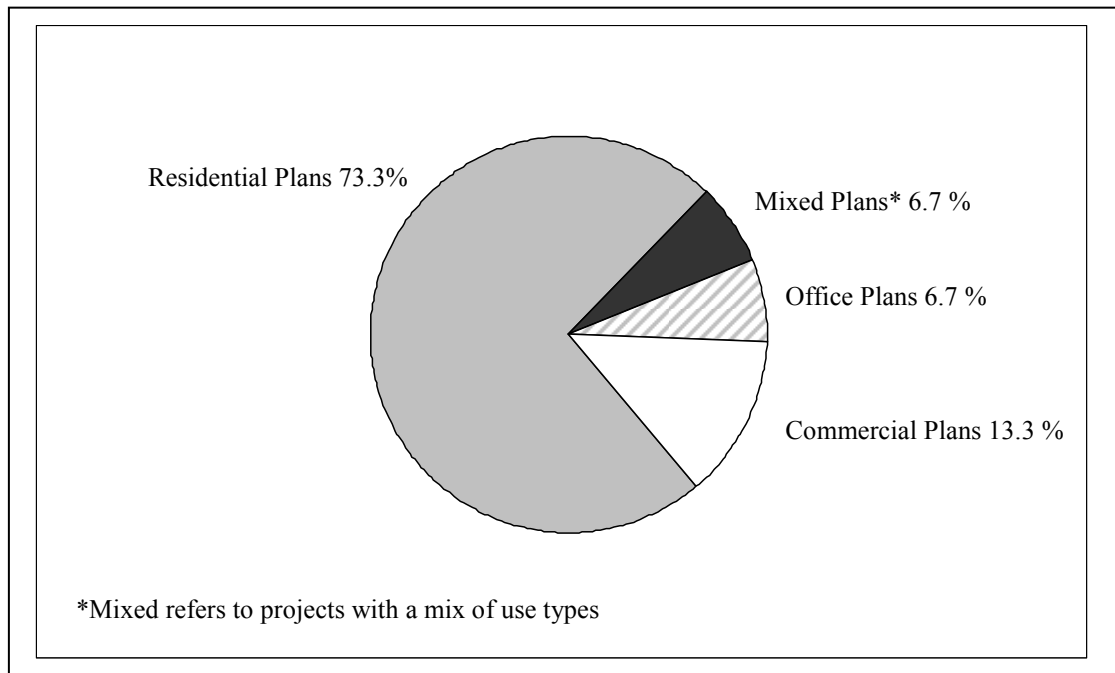
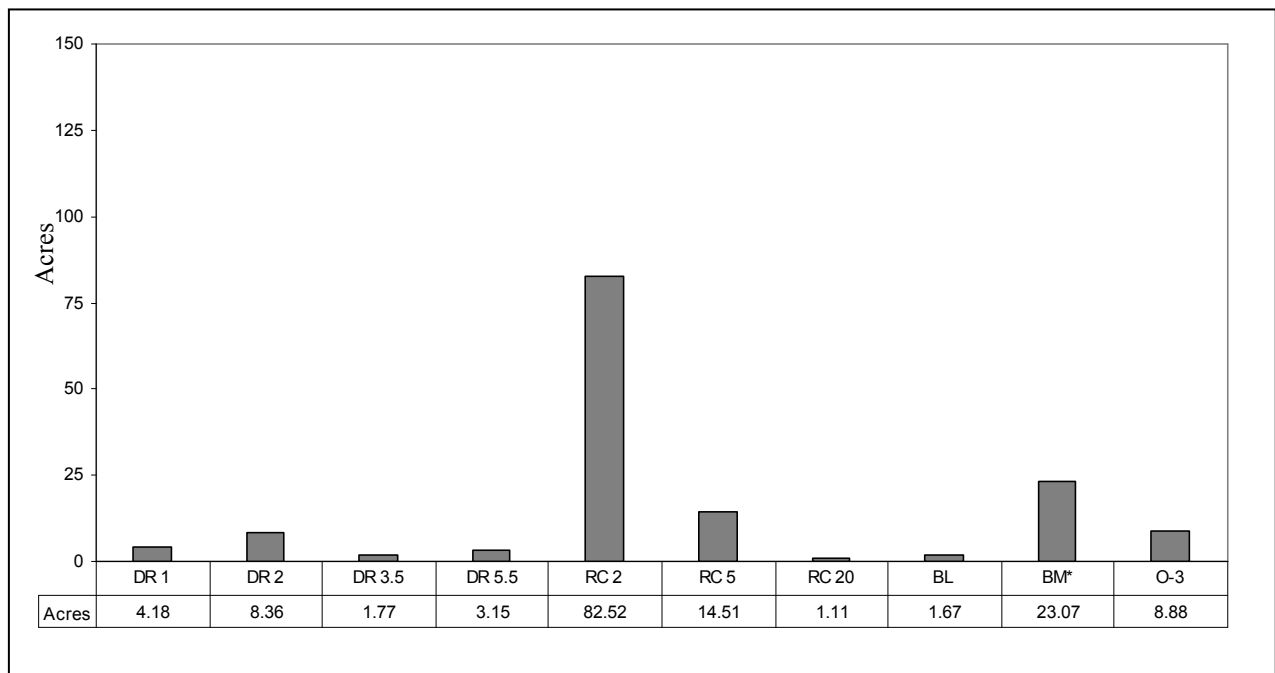


Chart 2. Total Acreage of Approved Plans by Zoning, 3rd Quarter 2010



*BM includes BM, and BM-CT

The next series of figures compares the third quarter of 2010 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, July 2009 to September 2010

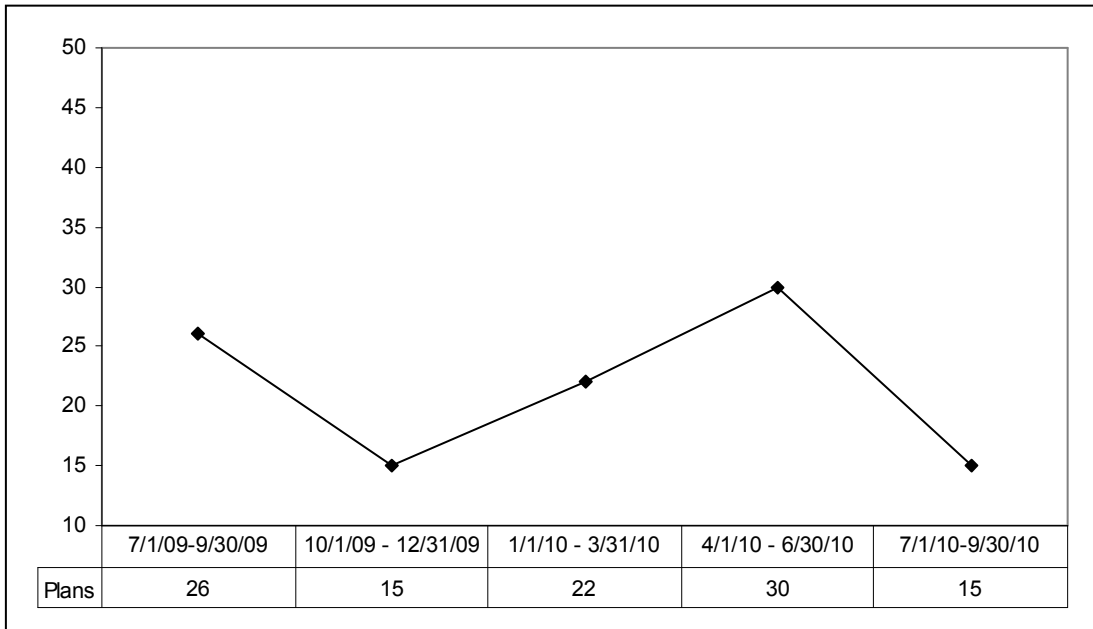
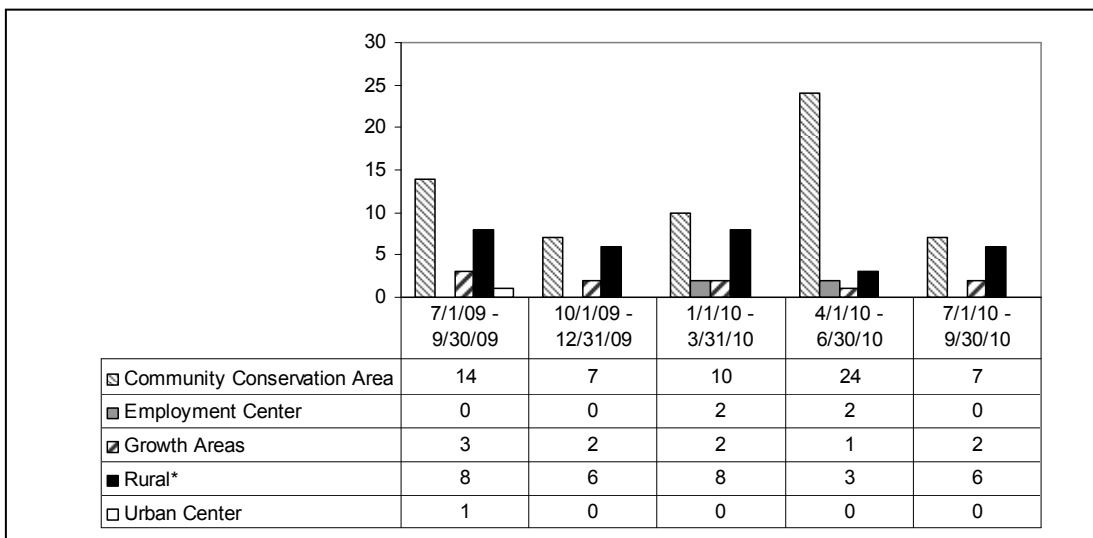


Chart 4. Total Approved Plans by Land Management Area, July 2009 to September 2010



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

Residential Development

For the third quarter of 2010, there were 11 plans approved for residential development. These plans will generate an additional 17 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 7 (or 41.2%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1).

Table 1. Approved Residential Plans within the URDL, 3rd Quarter 2010

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
302 And 304 North Avenue	SFD	CCA	1.02	DR 3.5	1	1	1.96
Allen Property	SFD	CCA	7.31	DR 2	1	1	0.27
Davis, Patricia Property	SFD	CCA	2.00	DR 5.5	2	1	1.50
Hungerford, Mark Property	SFD	CCA	5.23	DR 1, DR 2	1	1	0.38
Tzomides Property	SFD	CCA	0.85	DR 5.5	2	0	2.36
TOTAL			16.41		7	4	

*Development Type:
SFD = Single Family Detached

**Land Management Areas:
CCA-Community Conservation Areas

Approved development plans located outside the URDL will generate 10 new lots/units as presented in Table 2.

Table 2. Approved Residential Plans Outside the URDL, 3rd Quarter 2010

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
2519 Holly Neck Road	SFD	RPA	1.07	RC 5, RC 20	1	0	1.44
Fishel Property	SFD	RRA	9.24	RC 5	3	2	0.54
Jones Howard Property	SFD	APA	4.46	RC 2	1	1	0.45
Merryman, Ann Property	SFD	APA	56.95	RC 2	2	0	0.04
Shockley Property	SFD	RRA	5.31	RC 5, RC 20	2	0	0.44
White/Adams Property	SFD	RPA	21.11	RC 2	1	1	0.09
TOTAL			98.11		10	4	

*Development Type:
SFD = Single Family Detached

**Land Management Areas:
APA - Agricultural Preservation Area
RPA - Resource 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 third quarter of 2010 in comparison to the previous four quarters.

Chart 5. Approved New Residential Lots/Units by Housing Type, July 2009 to September 2010

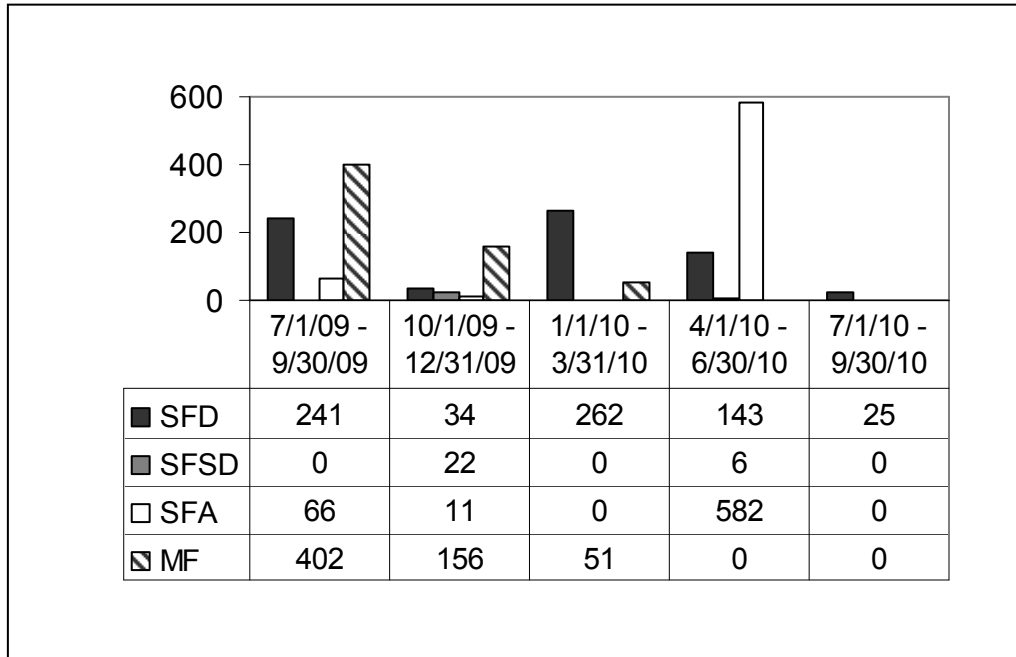
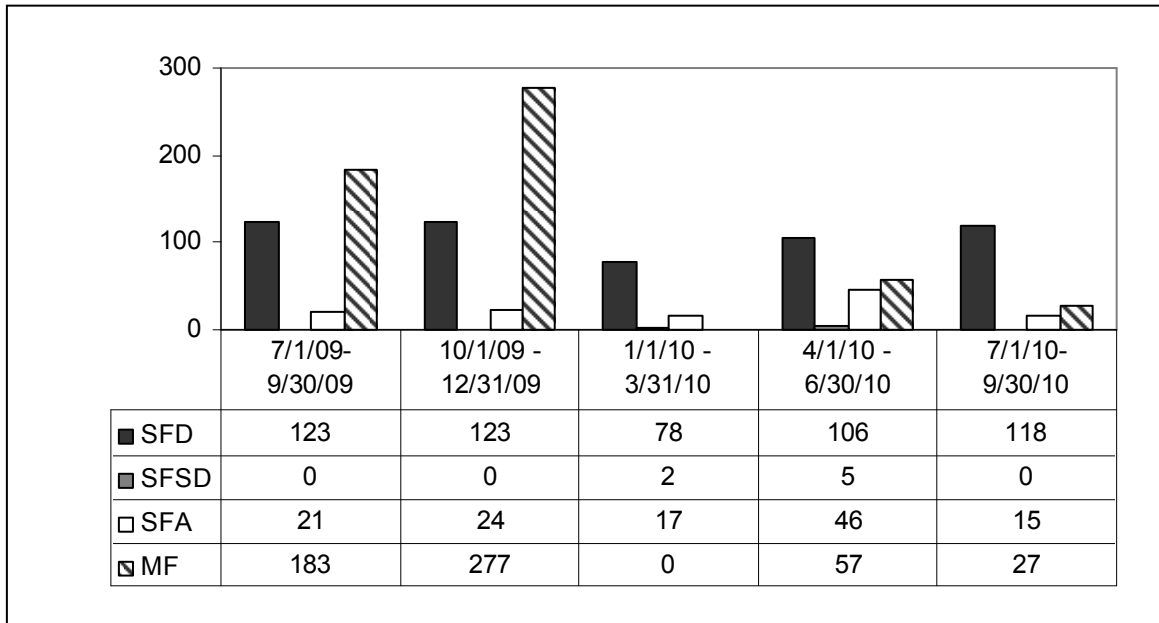


Table 3. Approved New Residential Lots/Units by Land Management Area, July 2009 to September 2010

Land Management Area	7/1/09 - 9/30/09	10/1/09 - 12/31/09	1/1/10 - 3/31/10	4/1/10 - 6/30/10	7/1/10 - 9/30/10
Agricultural Preservation	4	3	5	1	3
Community Conservation	427	193	97	816	7
Employment Center	0	0	0	0	0
Growth Area - Owings Mills	270	0	0	0	0
Growth Area - White Marsh	0	2	173	0	0
Resource Preservation	0	24	36	4	2
Rural Commercial Center	0	0	2	0	0
Rural Residential	8	1	0	2	5
Urban Center	0	0	0	0	0
Total	709	223	313	823	17

During the third quarter of 2010, 160 residential units were issued occupancy permits. The types of residential units issued occupancy permits between July 2009 and September 2010 are displayed in Chart 6.

Chart 6. Number of Units with Occupancy Permits by Dwelling Type, July 2009 to September 2010



Non-Residential Development

There were 4 plans approved for new non-residential development during the third quarter of 2010 (Table 4). Tables 4 and 5 provide data on the new square footage and total acreage of the approved development by Land Management Area.

Table 4. Approved Non-Residential Plans, 3rd Quarter 2010

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
4205 Forge Road	COMMERCIAL, OFFICE	GA-WM	2.35	BM, DR 3.5	17100
Franklin Square Professional Center	OFFICE	GA-WM	8.88	O-3	120,000
McDonalds Satyr Hill	COMMERCIAL	CCA	1.74	BL, BM, DR 5.5	4384
Merritt Park Shopping Center	COMMERCIAL	CCA	21.17	BM-CT	115,650
Total			34.14		257,134

*Land Management Area:

CCA – Community Conservation Area

GA-WM – Growth Area in White Marsh

Table 5. Approved Non-Residential Plans, New Square Footage, 3rd Quarter 2010

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	-	-	-	-	0
Community Conservation-Employment Center*	120034**	-	-	-	120034
Growth Area - Owings Mills	-	-	-	-	0
Growth Area - White Marsh	17100	120000	-	-	137100
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential	-	-	-	-	0
Urban Center	-	-	-	-	0
Total	137134	120000	0	0	257134

*Employment Center includes Employment Center in Hunt Valley

**For the project “4205 Forge Road”, the new development type is a Commercial/Office complex. For Table 5, it was calculated as Commercial.



Appendix



Project Data

This section of the report presents data for individual projects approved during the third quarter of 2010. 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
DEVELOPMENT TRACK	The development track of the project (MAJOR, MINOR, LIMITED, or PUD).
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, implemented through the <i>Master Plan</i>
SEWER SHED	Underground collection of water for sewage treatment and disposal
WATER ZONE	Water Service Area designation
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

2519 HOLLY NECK ROAD

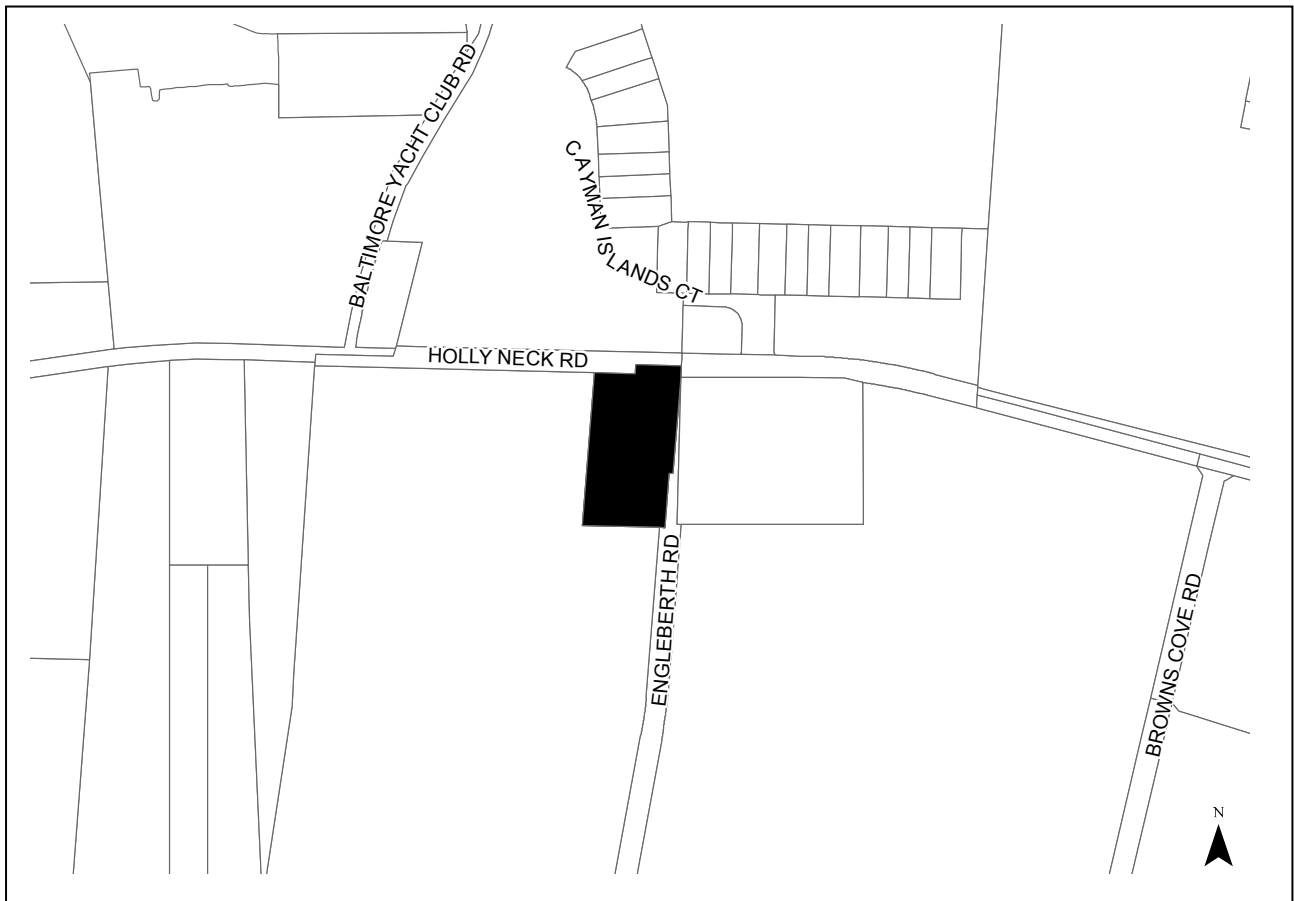
REFERENCE # **1500959001** DEVELOPMENT TRACK **LIMITED** STATUS **LIMITED EXEMPTION APPROVED**
 MINOR SUB # **10017** RPD **328** TAZ **737** COUNCIL DISTRICT **6**

ALIAS **RECONFIGURATION OF PRESERVE AT HOLLY NECK PARCEL A**

LOCATION **SW COR HOLLY NECK RD AND ENGLEBERTH RD**

TAX MAP 098	BLOCK 22	PARCEL 422, P/O 515	ZIP 21221
DEVELOPMENT TYPE SFD		PLAN RECEIVED 02/16/10	LMA RPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/16/10	SEWERSHED 39N
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 1	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 451000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.07	BLOCK GROUP 4510001
SFA 0	DVLP SFA 0	ZONING1 RC 5 ACRES 0.6948	DEED REF 7937/811
MULTIFAM 0	DVLP MFAM 0	ZONING2 RC 20 ACRES 0.3751	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: DRC#091509C.



302 AND 304 NORTH AVENUE

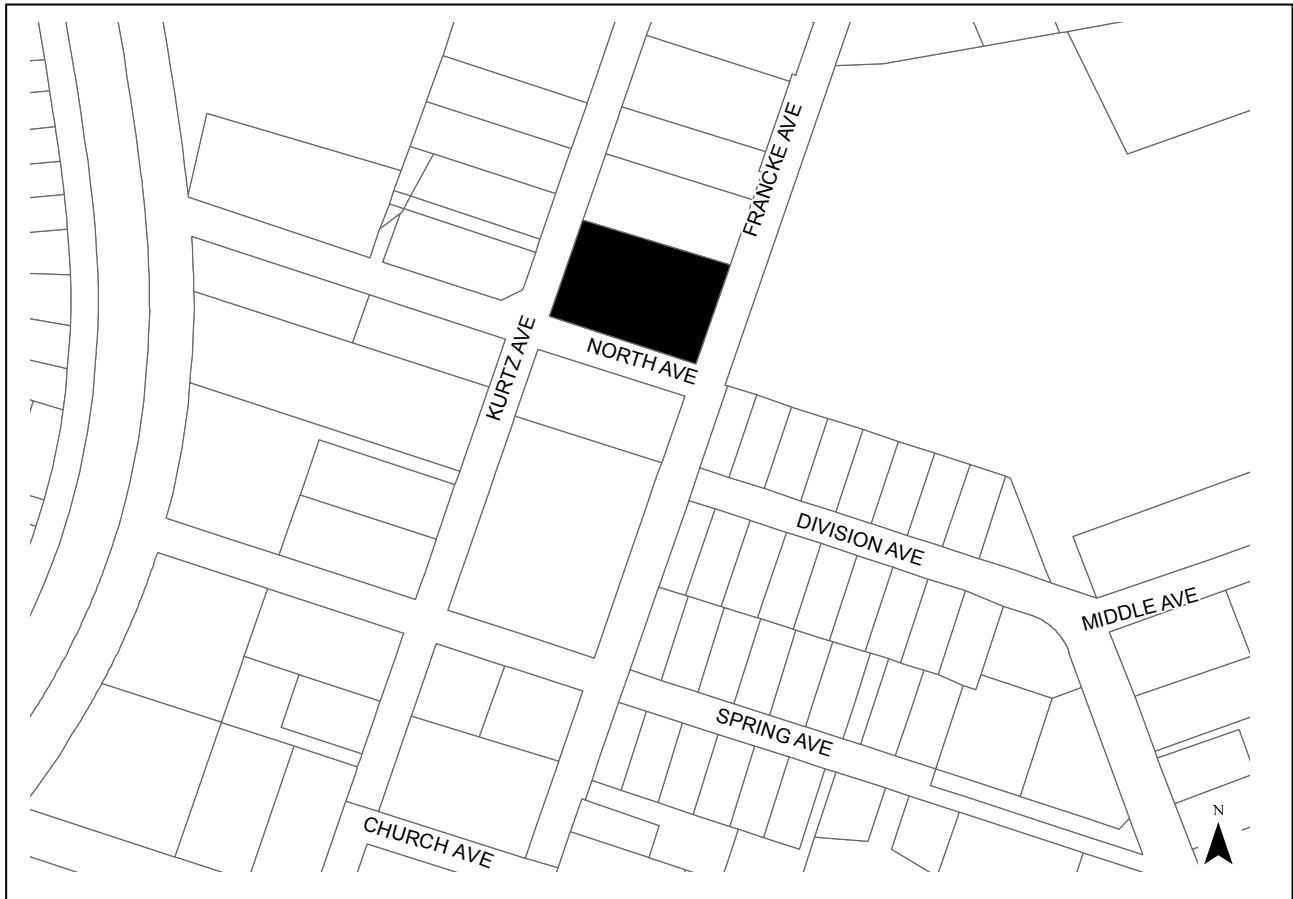
REFERENCE # **800356002** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **10021M** RPD **308 TAZ 486** COUNCIL DISTRICT **3**

ALIAS **RESUB OF LUTHERVILLE (LOTS 32A AND 32B)**

LOCATION **NE COR NORTH AVE AND KURTZ AVE**

TAX MAP 060	BLOCK 18	PARCEL 369	ZIP 21093	
DEVELOPMENT TYPE SFD	PLAN RECEIVED 03/02/10	LMA CCA		
#PROPOSED	#DEVELOPED	PLAN APPROVAL 09/22/10	SEWERSHED 57N	
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE T 4	
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 408800	
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.0207	BLOCK GROUP 4088001	
SFA 0	DVLP SFA 0	ZONING1 DR 3.5	ACRES 1.0207	DEED REF 27692/217
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	PLAT REF 8/57
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1		

COMMENTS: Existing dwelling (#302 North Ave) to remain on lot 32A(0.40ac). Proposed dwelling (#304) on lot 32B(0.30ac).



4205 FORGE ROAD

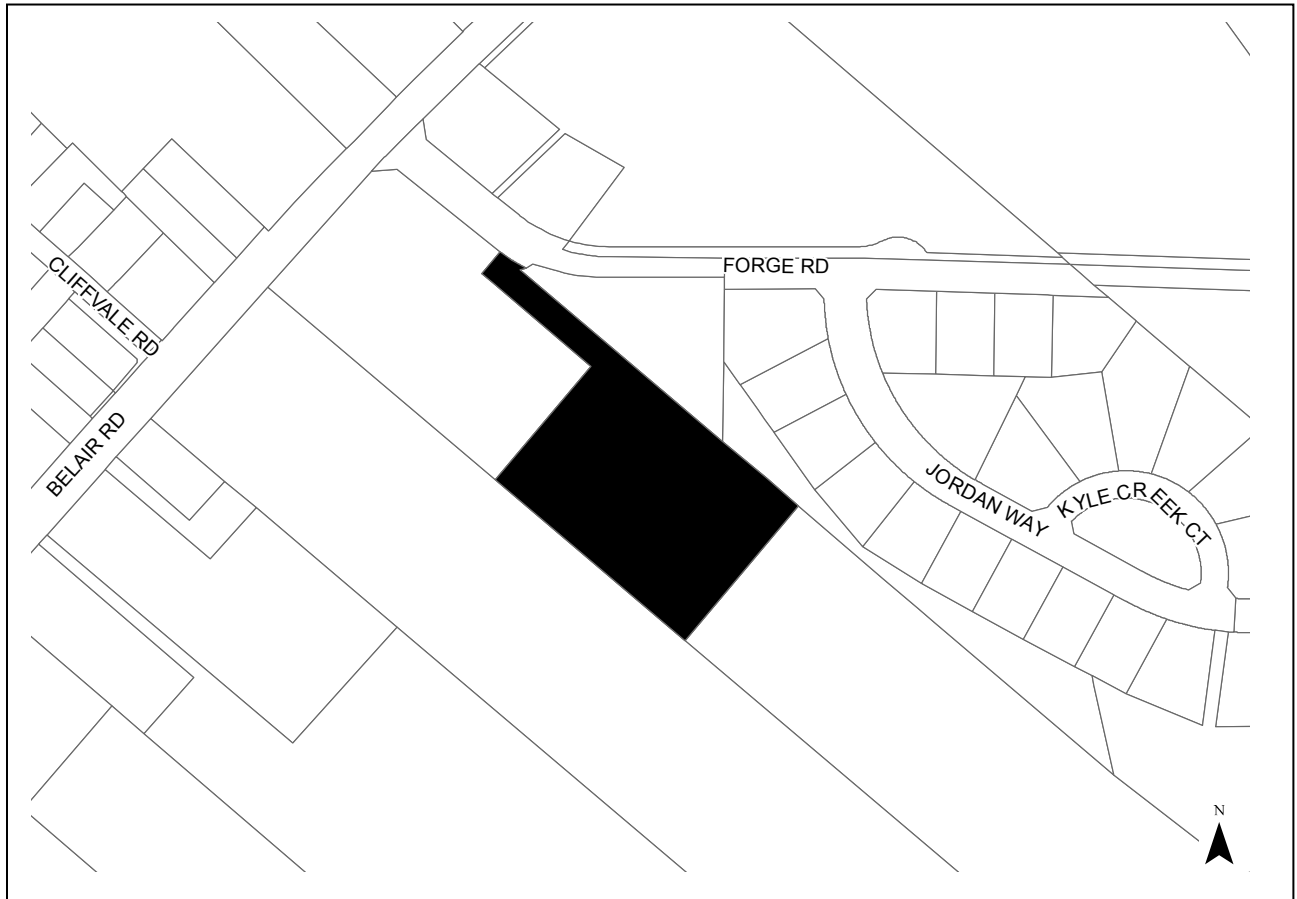
REFERENCE # **1101043002** DEVELOPMENT TRACK **LIMITED** STATUS **LIMITED EXEMPTION APPROVED**
 MINOR SUB # **08089** RPD **317** TAZ **602** COUNCIL DISTRICT **5**

ALIAS

LOCATION **S/S FORGE RD, E OF BELAIR RD**

TAX MAP 063	BLOCK 22	PARCEL 654	ZIP 21128
DEVELOPMENT TYPE MIXED	PLAN RECEIVED 10/15/08	LMA GA-WM	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/26/10	SEWERSHED 19
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 3
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 411304
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 2.35	BLOCK GROUP 4113043
SFA 0	DVLP SFA 0	ZONING1 BM ACRES 1.6	DEED REF 22841/718
MULTIFAM 0	DVLP MFAM 0	ZONING2 DR 3.5 ACRES 0.75	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 1	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: DRC#050905D. Proposed Retail/Office complex (#4205 Forge Rd-17,100sf).



ALLEN PROPERTY

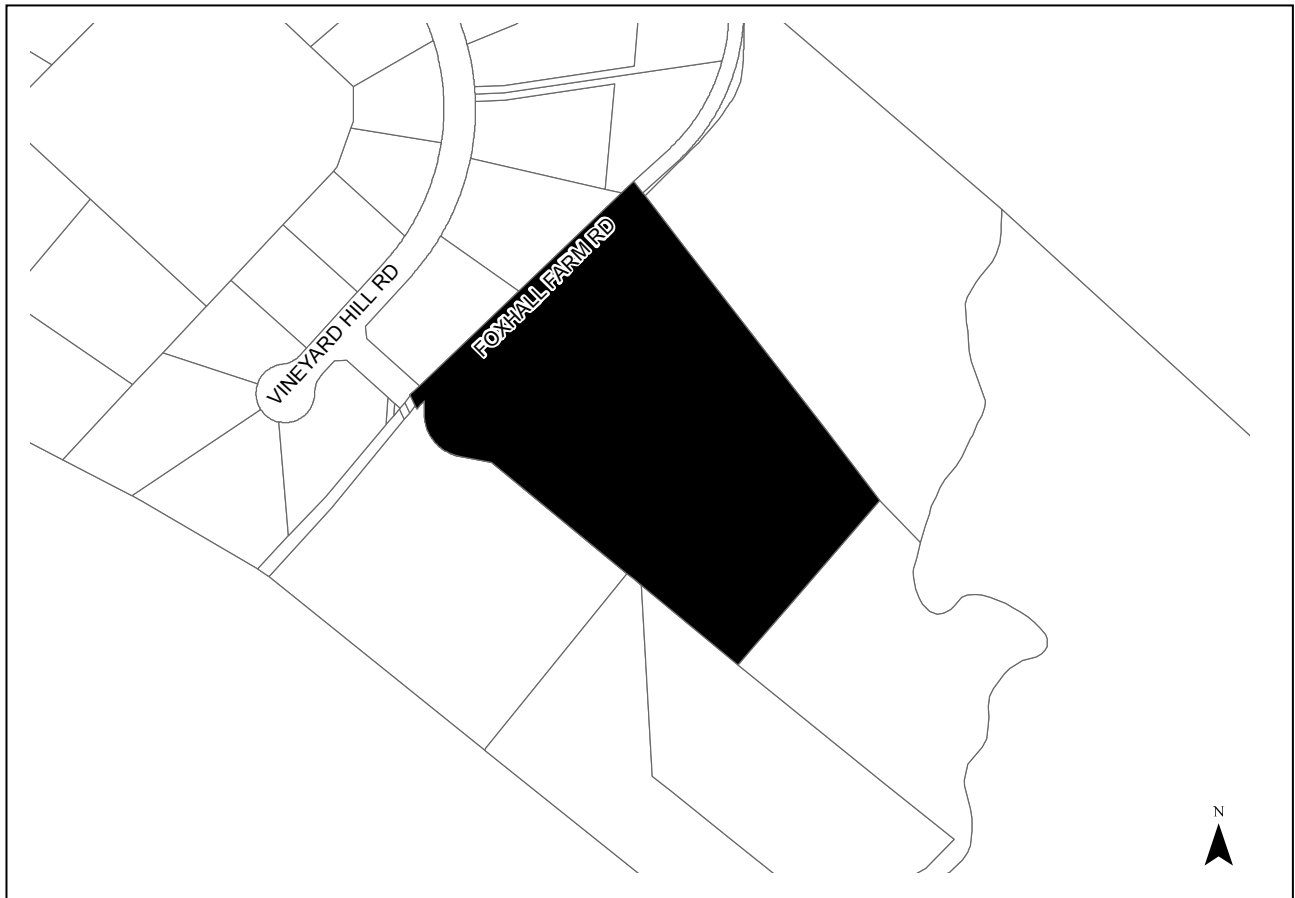
REFERENCE # **100563001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **09012M** RPD **324** TAZ **687** COUNCIL DISTRICT **1**

ALIAS

LOCATION **SE/S FOXHALL FARM RD, OPP PEARCE LANDING RD**

TAX MAP 108	BLOCK 08	PARCEL 733	ZIP 21228
DEVELOPMENT TYPE SFD		PLAN RECEIVED 02/11/09	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 07/16/10	SEWERSHED 76
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE W 3
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 400400
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 7.31	BLOCK GROUP 4004005
SFA 0	DVLP SFA 0	ZONING1 DR 2	ACRES 7.31
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1	DEED REF 27918/122
			PLAT REF

COMMENTS: Existing dwelling #6015 Foxhall Farm Rd to remain on lot 1 (5.83ac). Proposed dwelling #6015A on lot 2 (1.18ac).



DAVIS, PATRICIA PROPERTY

REFERENCE # **300471001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **05153M** RPD **319** TAZ **638** COUNCIL DISTRICT **4**

ALIAS **DAVIS PROPERTY (AKA)**

LOCATION **NW/S CAMPFIELD RD, NE OF LIBERTY RD**

TAX MAP 088	BLOCK 02	PARCEL 46	ZIP 21207
DEVELOPMENT TYPE SFD		PLAN RECEIVED 12/29/05	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/27/10	SEWERSHED 63
UNITS/LOTS 3	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE W 3
SFD 3	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 403100
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 2.003	BLOCK GROUP 4031001
SFA 0	DVLP SFA 0	ZONING1 DR 5.5	ACRES 2.003
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1	DEED REF 14824/80
			PLAT REF

COMMENTS: Existing dwelling (#3652 Campfield Rd) to remain on lot 1 (0.63 ac). Proposed dwelling #3654 on lot 2 (0.50 ac) and #3656 on lot 3 (0.75 ac).



FISHEL PROPERTY

REFERENCE # **700420001** DEVELOPMENT TRACK **MAJOR** STATUS **PLAN APPROVED BY HOH**
 MINOR SUB # RPD **301** TAZ **430** COUNCIL DISTRICT **3**

ALIAS

LOCATION **N/S MONKTON RD, W OF BIG FALLS RD**

TAX MAP 022	BLOCK 15	PARCEL 122, 489, 490	ZIP 21111
DEVELOPMENT TYPE SFD		PLAN RECEIVED 12/13/05	LMA RRA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/24/10	SEWERSHED NS
UNITS/LOTS 5	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE NS
SFD 5	DVLP SFD 2	PLAT RECORDED	CENSUS TRACT 407000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 9.243	BLOCK GROUP 4070003
SFA 0	DVLP SFA 0	ZONING1 RC 5	ACRES 9.243
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 2	DEED REF 8917/427
			PLAT REF

COMMENTS: Ex. dwell #746 Monkton Rd to remain on lot 1 (1.5ac) and #746A on lot 2(2.26ac). Prop #746B on Lot 3(1.63 ac), #746C on Lot 4(1.62 ac), #746D on Lot 5 (2.01 ac). Dev plan sub 2/1/07. Dev plan resub 6/22/10 no apparent changes.



FRANKLIN SQUARE PROFESSIONAL CENTER

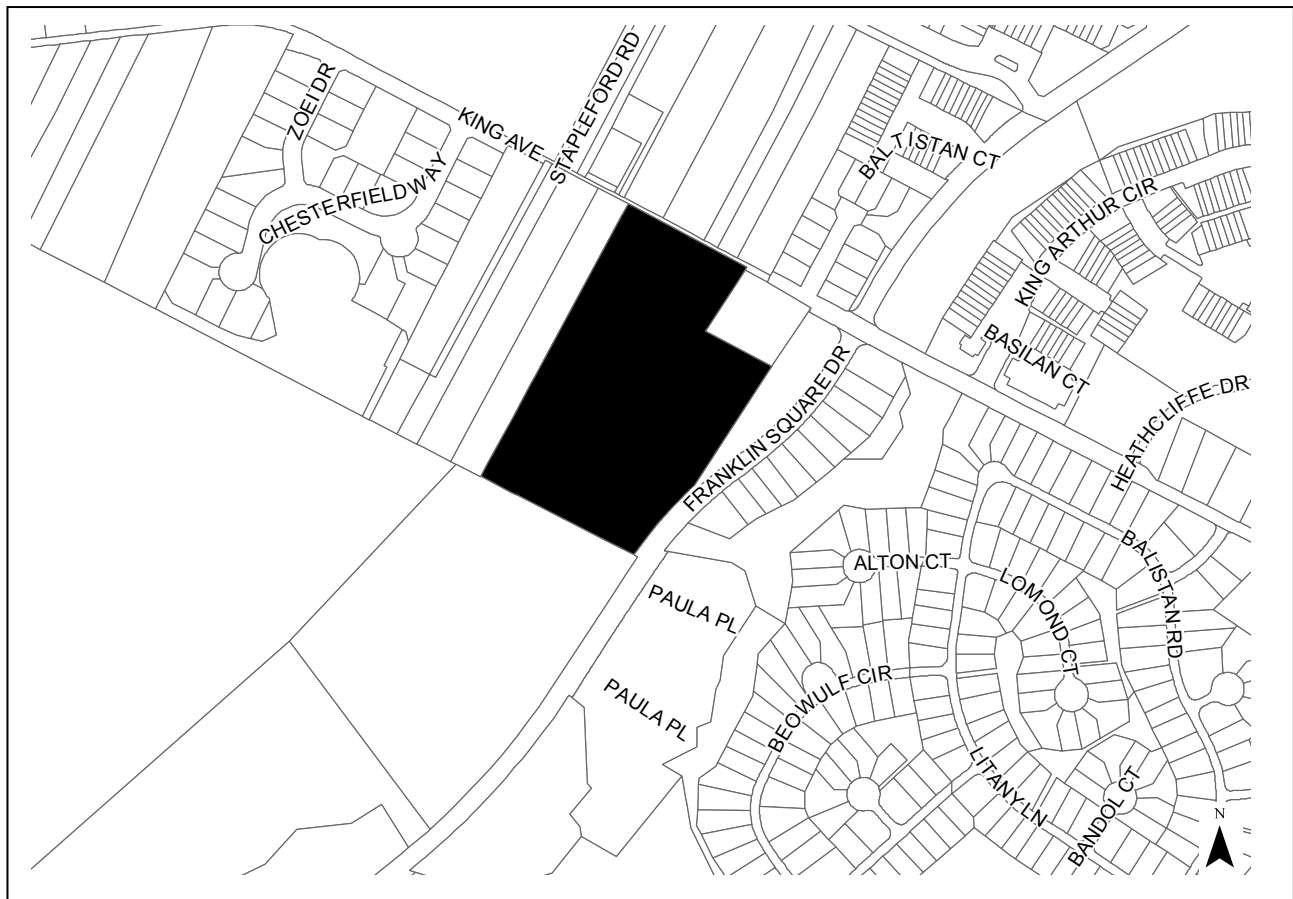
REFERENCE # **1400473001** DEVELOPMENT TRACK **LIMITED** STATUS **LIMITED EXEMPTION APPROVED**
 MINOR SUB # **09035** RPD **321** TAZ **657** COUNCIL DISTRICT **6**

ALIAS

LOCATION **SW/S KING AVE, W OF FRANKLIN SQUARE DR**

TAX MAP 082	BLOCK 14	PARCEL 314	ZIP 21237
DEVELOPMENT TYPE OFFICE	PLAN RECEIVED 07/15/09	LMA GA-WM	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 07/09/10	SEWERSHED 14
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 2
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 440701
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 8.88	BLOCK GROUP 4407012
SFA 0	DVLP SFA 0	ZONING1 O-3 ACRES 8.88	DEED REF 8071/491
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 2	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Existing dwellings (#5233 and #5235 King Ave) to be razed. Proposed medical office buildings (#5233, #5235 King Ave-60,000sf each).



HUNGERFORD, MARK PROPERTY

REFERENCE # **900790001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **06060M** RPD **315** TAZ **554** COUNCIL DISTRICT **3**

ALIAS

LOCATION **SE/S PROVIDENCE RD, OPP DUNELLEN DR**

TAX MAP 061	BLOCK 18	PARCEL 380	ZIP 21286
DEVELOPMENT TYPE SFD		PLAN RECEIVED 05/26/06	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 09/21/10	SEWERSHED
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE T 4
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 490100
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 5.233	BLOCK GROUP 4901003
SFA 0	DVLP SFA 0	ZONING1 DR 1 ACRES 4.183	DEED REF 14169/154
MULTIFAM 0	DVLP MFAM 0	ZONING2 DR 2 ACRES 1.05	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1	

COMMENTS: Existing dwelling (#1501 Providence Rd) to remain on lot 1 (4.20ac). Proposed dwelling (#1443 Providence Rd) on lot 2 (1.00ac).



JONES HOWARD PROPERTY

REFERENCE # **700446001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **10006M** RPD **301** TAZ **428** COUNCIL DISTRICT **3**

ALIAS

LOCATION **N/S WHITE HALL RD, E OF VERNON RD**

TAX MAP 018	BLOCK 02	PARCEL 107	ZIP 21161
DEVELOPMENT TYPE SFD		PLAN RECEIVED 01/13/10	LMA APA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/06/10	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 407000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 4.461	BLOCK GROUP 4070002
SFA 0	DVLP SFA 0	ZONING1 RC 2 ACRES 4.461	DEED REF 14089/181
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1	

COMMENTS: Existing dwelling (#2314 White Hall Rd) to remain on lot 1 (2.25ac). Proposed dwelling (#2320) on lot 2 (2.22ac).



MCDONALDS SATYR HILL

REFERENCE # **900823001** DEVELOPMENT TRACK **LIMITED** STATUS **LIMITED EXEMPTION FOR REVIEW**
 MINOR SUB # **10029** RPD **316** TAZ **594** COUNCIL DISTRICT **5**

ALIAS

LOCATION **S/S JOPPA RD, NW OF OLD HARFORD RD**

TAX MAP 071	BLOCK 14	PARCEL 730	ZIP 21234
DEVELOPMENT TYPE COMMERCIAL	PLAN RECEIVED 05/06/10	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 09/13/10	SEWERSHD 18
UNITS/LOTS 1	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE T 4
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 491900
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.74	BLOCK GROUP 4919002
SFA 0	DVLP SFA 0	ZONING1 BL ACRES	DEED REF 5729/577
MULTIFAM 0	DVLP MFAM 0	ZONING2 BM ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 DR 5.5 ACRES 0	
OTHER 1	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: DRC#021610A. Existing McDonalds (#2107 E. Joppa Rd) to be razed and rebuilt.



MERRITT PARK SHOPPING CENTER

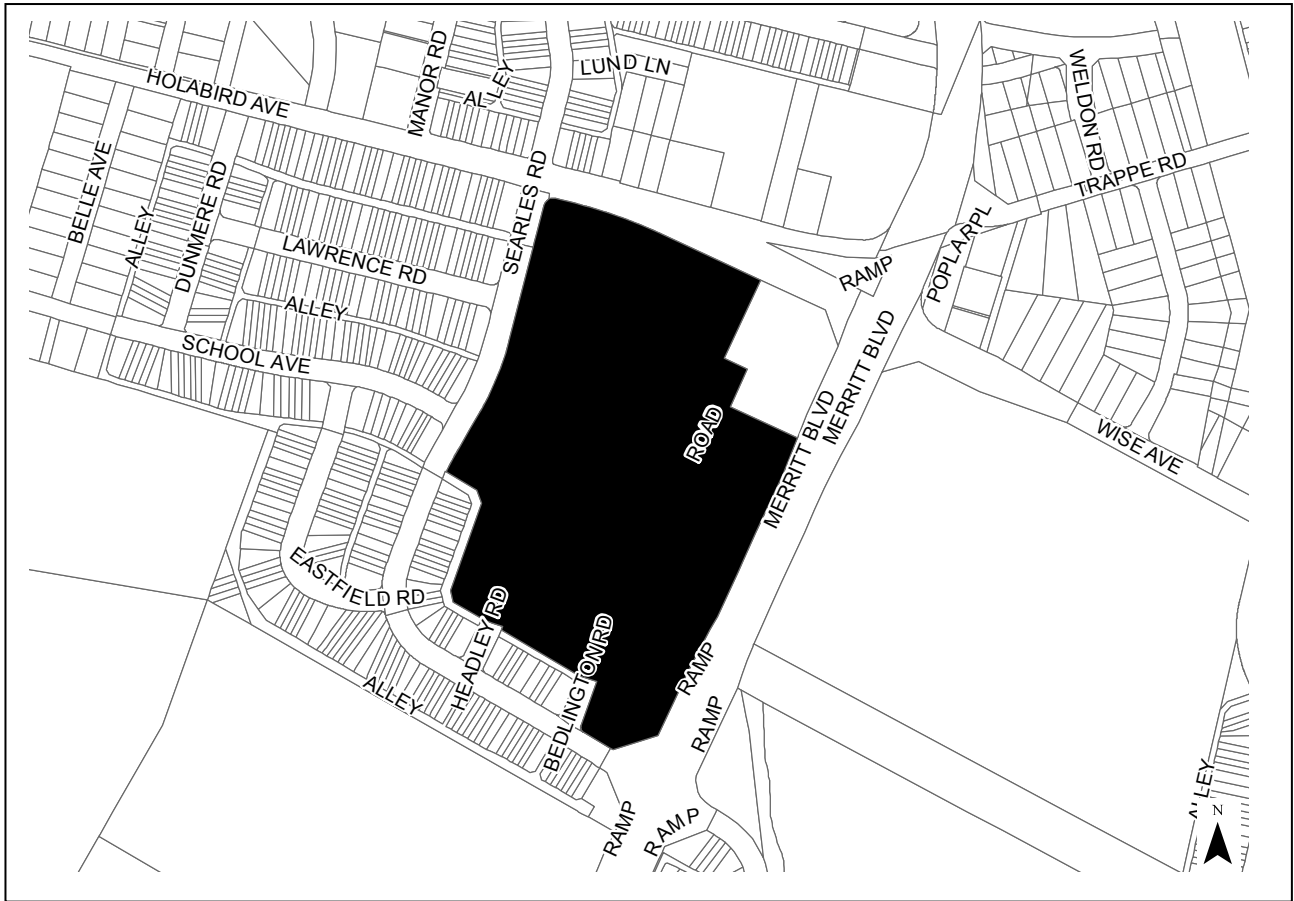
REFERENCE # **1200157001** DEVELOPMENT TRACK **LIMITED** STATUS **LIMITED EXEMPTION APPROVED**
 MINOR SUB # **10022** RPD **329** TAZ **745** COUNCIL DISTRICT **7**

ALIAS

LOCATION **W/S MERRITT POINT BLVD, S OF HOLABIRD AVE**

TAX MAP 103	BLOCK 11	PARCEL 53, 427	ZIP 21222
DEVELOPMENT TYPE COMMERCIAL	PLAN RECEIVED 02/26/10	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/04/10	SEWERSHED 42
UNITS/LOTS 9	UNITS/LOTS 4	PLAT APPROVAL	WATER ZONE F
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 420800
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 21.17	BLOCK GROUP 4208001
SFA 0	DVLP SFA 0	ZONING1 BM-CT ACRES 21.17	DEED REF 3546/515
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF 26/94
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 9	DVLP OTHER 4	EXISTING LOTS/UNITS 4	

COMMENTS: DRC#020209B. Existing bldgs (retail 79945sf, adult day care 5325sf) to remain. Other bldgs to be razed. Proposed bldgs (food store 58320sf, pharmacy 14625sf, conv store w/gas station 2715sf, retail-17315sf).



MERRYMAN, ANN PROPERTY

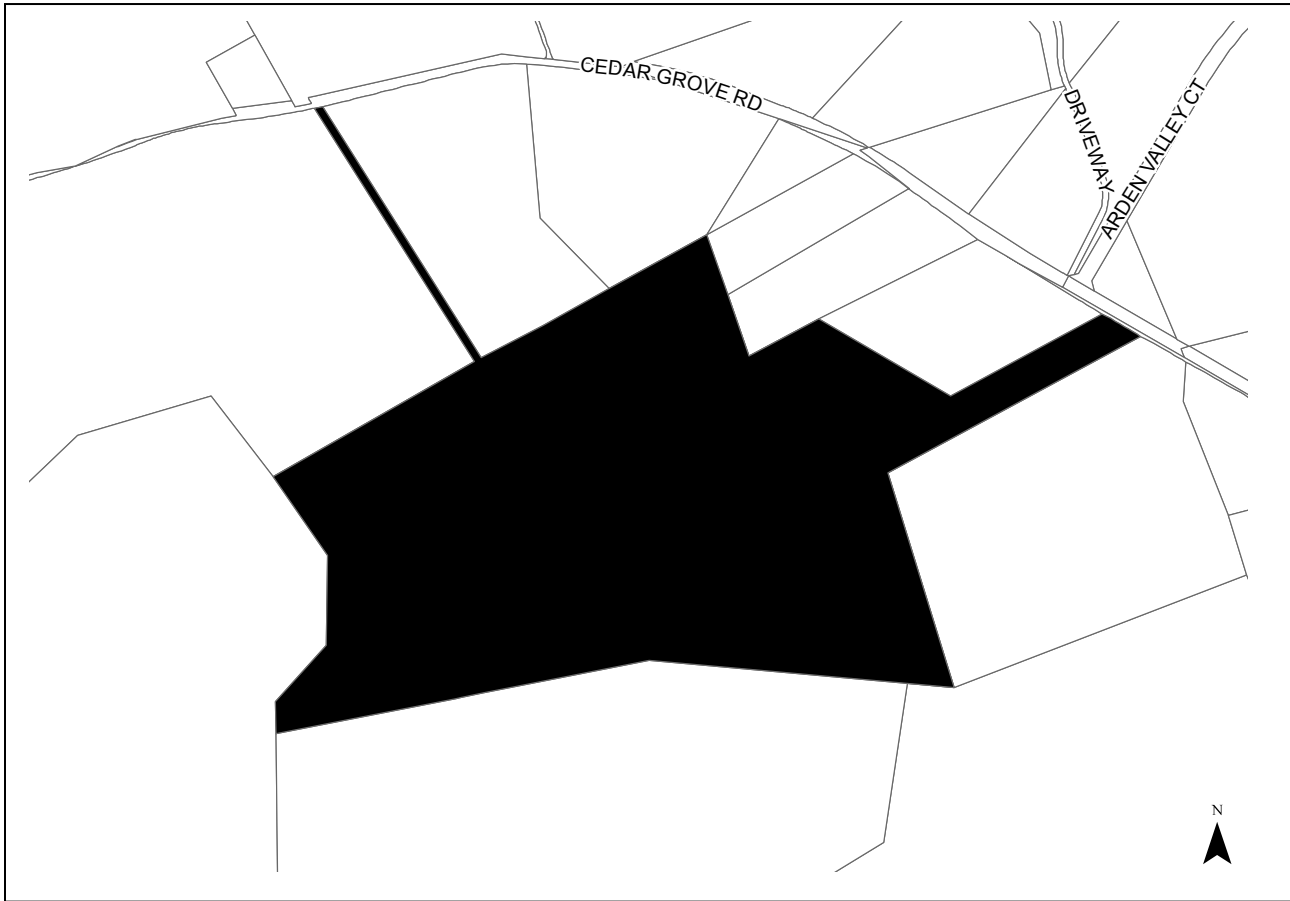
REFERENCE # **500299001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **05147M** RPD **302 TAZ 433** COUNCIL DISTRICT **3**

ALIAS

LOCATION **S/S CEDAR GROVE RD, OPP ARDEN VALLEY CT**

TAX MAP 027	BLOCK 05	PARCEL 227	ZIP 21152
DEVELOPMENT TYPE SFD		PLAN RECEIVED 12/21/05	LMA APA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 07/28/10	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 405000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 56.948	BLOCK GROUP 4050002
SFA 0	DVLP SFA 0	ZONING1 RC 2 ACRES 56.948	DEED REF 22102/1
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Proposed dwellings #16514 Cedar Grove Rd on lot 1 (25.19ac) and #16518 on lot 2 (31.76ac).



SHOCKLEY PROPERTY

REFERENCE # **1500944001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **08091M** RPD **328** TAZ **737** COUNCIL DISTRICT **6**

ALIAS

LOCATION **N/S HOLLY NECK RD, E OF VANDERMAST RD**

TAX MAP 098	BLOCK 21	PARCEL 227	ZIP 21221
DEVELOPMENT TYPE SFD		PLAN RECEIVED 10/17/08	LMA RRA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 07/26/10	SEWERSHED 39B
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 451000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 5.305	BLOCK GROUP 4510001
SFA 0	DVLP SFA 0	ZONING1 RC 5 ACRES 4.5737	DEED REF 11777/551
MULTIFAM 0	DVLP MFAM 0	ZONING2 RC 20 ACRES 0.7313	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Existing dwelling (#2332 Holly Neck Rd) to be razed. Proposed dwelling (new #2332) on lot 1 (3.23ac) and (#2330) on lot 2 (2.07ac).



TZOMIDES PROPERTY

REFERENCE # **1500949001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **08109M** RPD **328** TAZ **738** COUNCIL DISTRICT **7**

ALIAS **RESUB OF GOODWOOD FARMS (lots 84, 85)**

LOCATION **E/S CEDAR AVE, S OF MAPLE AVE**

TAX MAP 097	BLOCK 17	PARCEL p/o 286 (lots 84 and 85)	ZIP 21221
DEVELOPMENT TYPE SFD		PLAN RECEIVED 12/29/08	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 08/17/10	SEWERSHED 39
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 451100
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.848	BLOCK GROUP 4511001
SFA 0	DVLP SFA 0	ZONING1 DR 5.5 ACRES 0.848	DEED REF 24684/289
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF 9/46
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Proposed dwelling (#827 Cedar Ave) on lot 1 (0.29ac) and (#829) on lot 2 (0.43ac).



WHITE/ADAMS PROPERTY

REFERENCE # **200729001** DEVELOPMENT TRACK **MINOR** STATUS **MINOR SUBDIVISION APPROVED**
 MINOR SUB # **07047M** RPD **311** TAZ **515** COUNCIL DISTRICT **4**

ALIAS

LOCATION **SE/S OLD COURT RD, W OF RIDGE RD**

TAX MAP 077	BLOCK 19	PARCEL 792	ZIP 21244
DEVELOPMENT TYPE SFD	PLAN RECEIVED 03/15/07	LMA RPA	
#PROPOSED	PLAN APPROVAL 08/02/10	SEWERSHED 80N	
UNITS/LOTS 2	UNITS/LOTS 1	WATER ZONE NS	
SFD 2	DVLP SFD 0	CENSUS TRACT 402202	
SFSD 0	DVLP SFSD 0	BLOCK GROUP 4022021	
SFA 0	DVLP SFA 0	DEED REF 15450/442	
MULTIFAM 0	DVLP MFAM 0	PLAT REF	
SPECIAL 0	DVLP SPECIAL 0	TOTAL ACREAGE 21.108	
OTHER 0	DVLP OTHER 0	ZONING1 RC 2 ACRES 21.108	
		ZONING2 ACRES 0	
		ZONING3 ACRES 0	
		EXISTING LOTS/UNITS 1	

COMMENTS: Existing dwelling (#9115 Old Court Rd) to remain on lot 1 (3.00ac). Proposed dwelling on lot 2 (16.7574ac).





Baltimore County Office of Planning

Jefferson Building

105 W. Chesapeake Avenue, Ste. 101

Towson, Maryland 21204

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