



Baltimore County Office of Planning

Quarterly Subdivision Report

April 1, 2011 – June 30, 2011



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Introduction

Baltimore County Office of Planning is pleased to present the Second Quarter 2011 Subdivision Report. This report tracks all development plans approved between April 1, 2011 and June 30, 2011. The Office of Planning compiles the data from plans forwarded from the Department of Permits, Approvals and Inspections.

The purpose of the Quarterly Subdivision Report is to monitor where development takes place in the County. The report helps evaluate the effectiveness of the growth management policies presented in Master Plan 2020. Future development will continue to be directed within The Urban Rural Demarcation Line (URDL) to help preserve agriculture and protect natural resources, including the drinking water reservoirs.

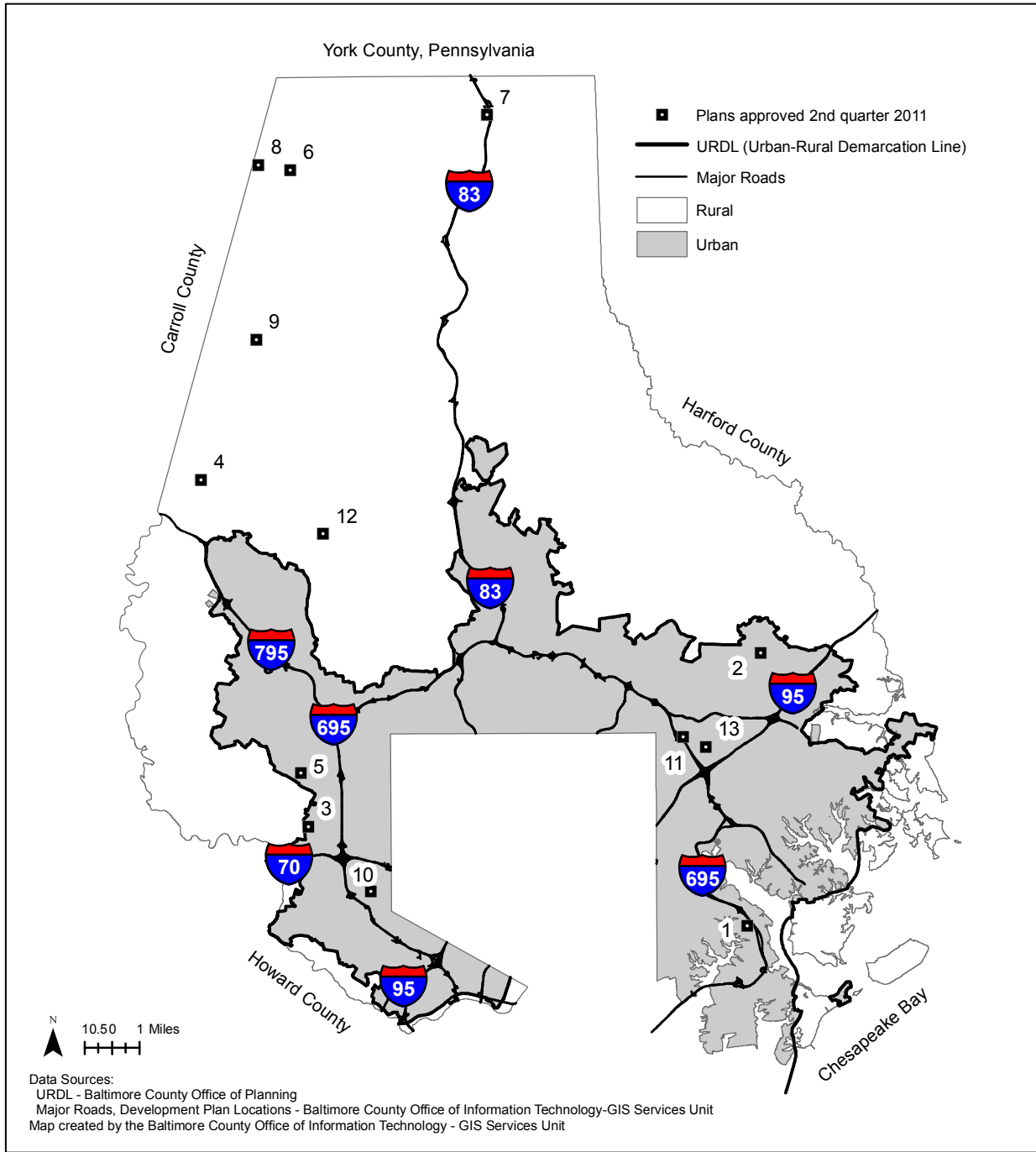
Implementation of these growth management policies are effective, evidenced by the fact that almost 55,000 acres of agricultural land are permanently preserved, working towards the goal of more than 80,000 acres in land preservation. Growth has been directed within the urban areas evidenced by the fact that approximately 90 percent of the County's residents live within the URDL.

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 2011. 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.

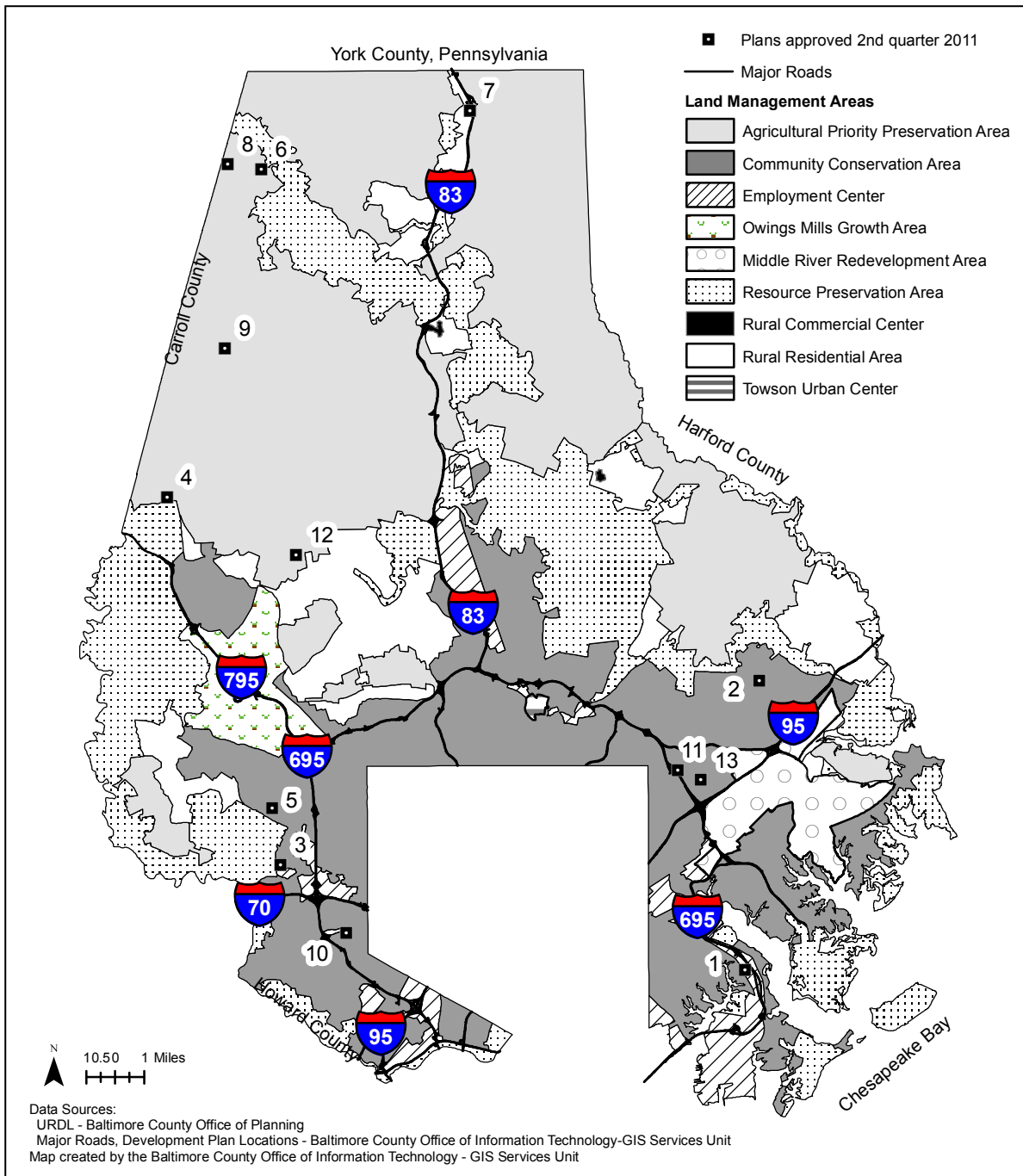
Development Summary

Between April 1, 2011 and June 30, 2011, Baltimore County approved 13 development plans. The map below illustrates the distribution of these plans and their location in relation to the Urban-Rural Demarcation Line (URDL). Established as a growth management tool in 1967, the URDL divides the County into the urban and rural land areas. Properties in the urban area may use public water and sewer, thereby enabling growth inside the URDL, and helping to limit development in the rural parts of the County.



Map Key	Project Name
1	4200 North Point Boulevard
2	9653A Belair Road
3	Angelozzi Property
4	Autumn Ridge
5	Chan, Brian Property - 8005 Parks Lane
6	Currey Farm Property
7	Gribble Property
8	Horst Property No. 1
9	Morfoot Farm Property
10	NDX Archives
11	Rohe Gerald Property
12	Rolling Ridge Estate LLC Property
13	Shadow Knoll

The following map illustrates the location of development plans approved during the second quarter of 2011 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 2011

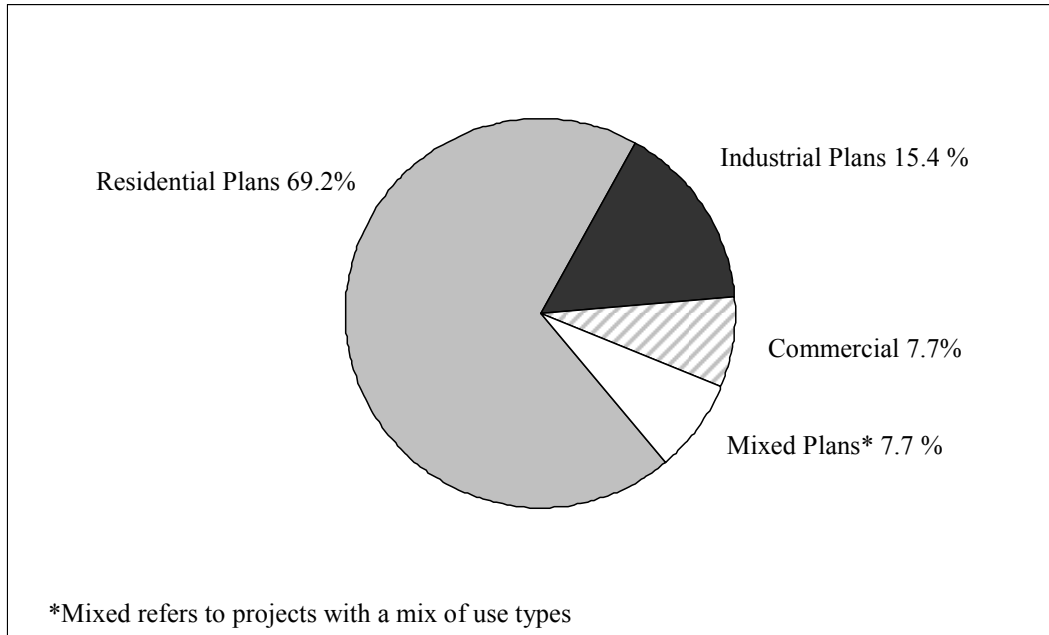
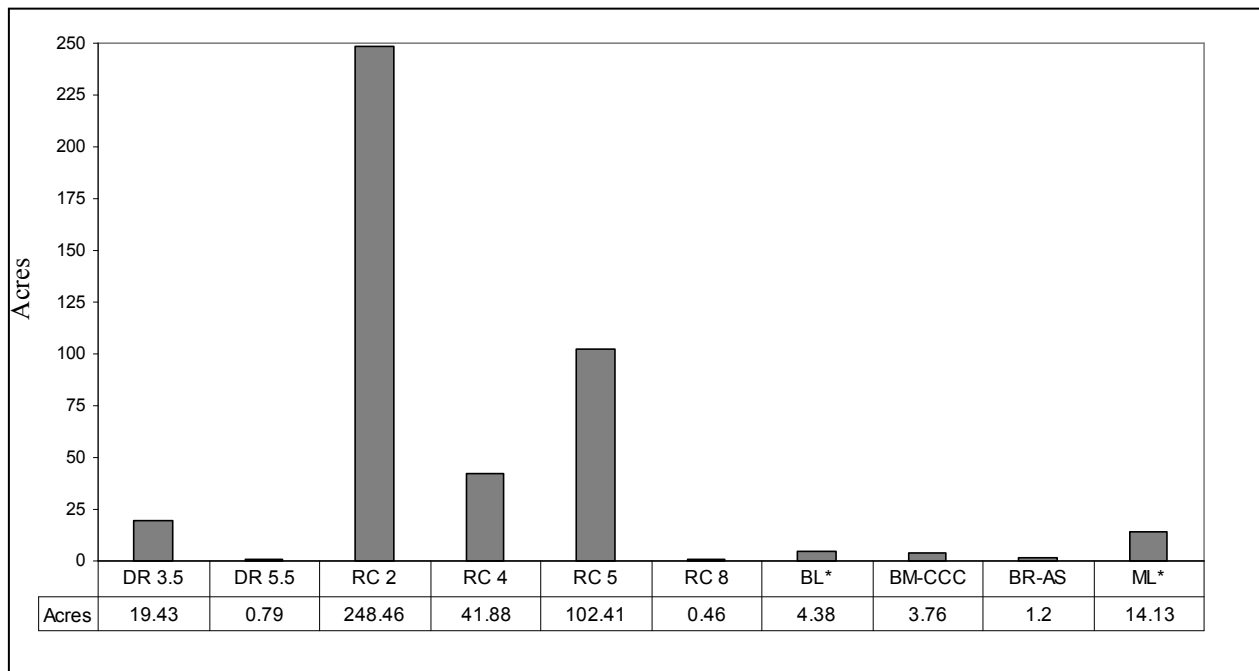


Chart 2. Total Acreage of Approved Plans by Zoning, 2nd Quarter 2011



* BL includes BL and BLR

* ML includes ML-AS and MLR

The next series of figures compares the second quarter of 2011 to previous quarters by the total number of approved plans (Chart 3) and by Land Management Area (Chart 4). Once the Administrative Law Judge 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 2010 to June 2011

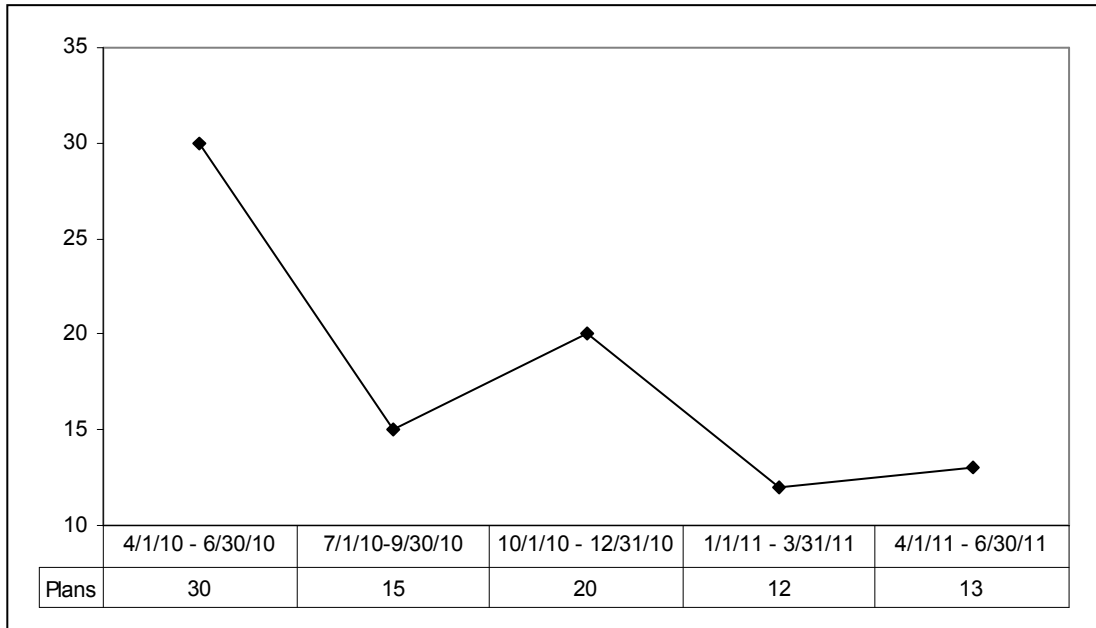
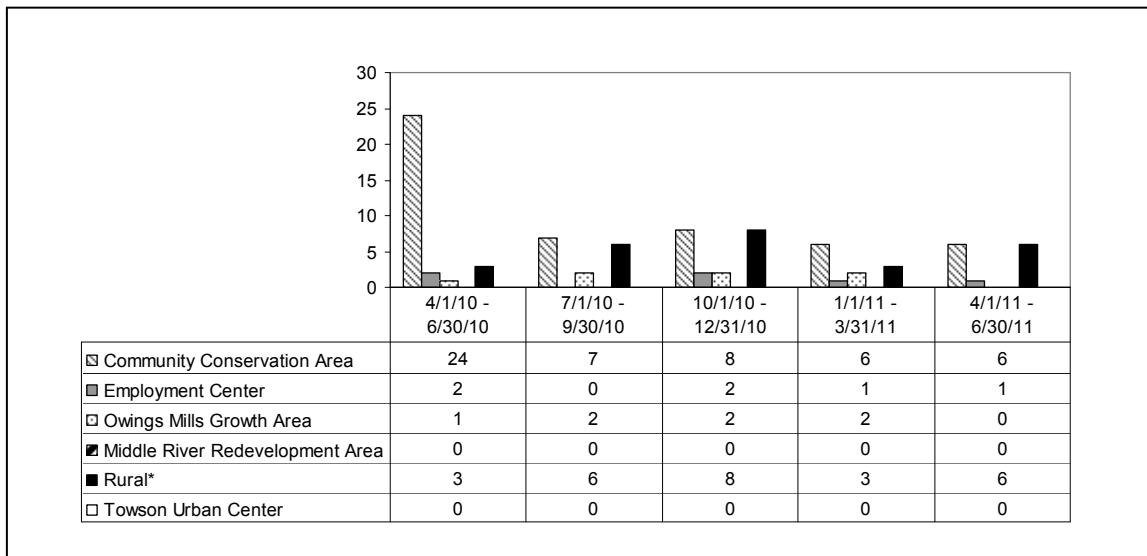


Chart 4. Total Approved Plans by Land Management Area, April 2010 to June 2011



*Rural Land Management Area includes the Agricultural Priority Preservation Area (formerly Agricultural Preservation Area), Resource Preservation Area, Rural Commercial Center and the Rural Residential Area.

As of January 2011, the Master Plan 2020 has changed the Land Management Areas as reported in the Quarterly Subdivision Report. As a result, Growth Area-White Marsh is no longer valid and Middle River Redevelopment Area now captured. Also, the geographies of other areas have changed.

Residential Development

For the second quarter of 2011, there were 9 plans approved for residential development. These plans will generate an additional 44 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 31 (or 70.5%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1).

Table 1. Approved Residential Plans within the URDL, 2nd Quarter 2011

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/ units	Existing lots/ units	Homes Per Acre
Chan, Brian Property - 8005 Parks Lane	SFD	CCA	0.38	DR 5.5	2	0	5.24
Rohe Gerald Property	SFD	CCA	0.40	DR 5.5	2	0	4.94
Shadow Knoll	SFD	CCA	9.70	DR 3.5	27	2	2.99
TOTAL			10.49		31	2	

*Development Type:
SFD = Single Family Detached

**Land Management Areas:
CCA = Community Conservation Areas

Approved development plans located outside the URDL will generate 13 new lots/units as presented in Table 2. For the project “Currey Farm Property”, no new development is proposed.

Table 2. Approved Residential Plans Outside the URDL, 2nd Quarter 2011

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/ units	Existing lots/ units	Homes Per Acre
Autumn Ridge	SFD	APPA	47.72	RC 4, RC 2, RC 8	8	0	0.17
Currey Farm Property	SFD	APPA	31.76	RC 2	0	2	0.06
Gribble Property	SFD	RRA	5.89	RC 5	2	0	0.34
Horst Property No. 1	SFD	APPA	14.67	RC 2, RC 8	1	1	0.14
Morfoot Farm Property	SFD	APPA	20.69	RC 2	1	0	0.05
Rolling Ridge Estate LLC Property	SFD	APPA	272.48	RC 2, RC 5, RC 4	1	1	0.01
TOTAL			393.22		13	1	

*Development Type:
SFD = Single Family Detached

**Land Management Areas:
APPA - Agricultural Priority 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 2011 in comparison to the previous four quarters.

Chart 5. Approved New Residential Lots/Units by Housing Type, April 2010 to June 2011

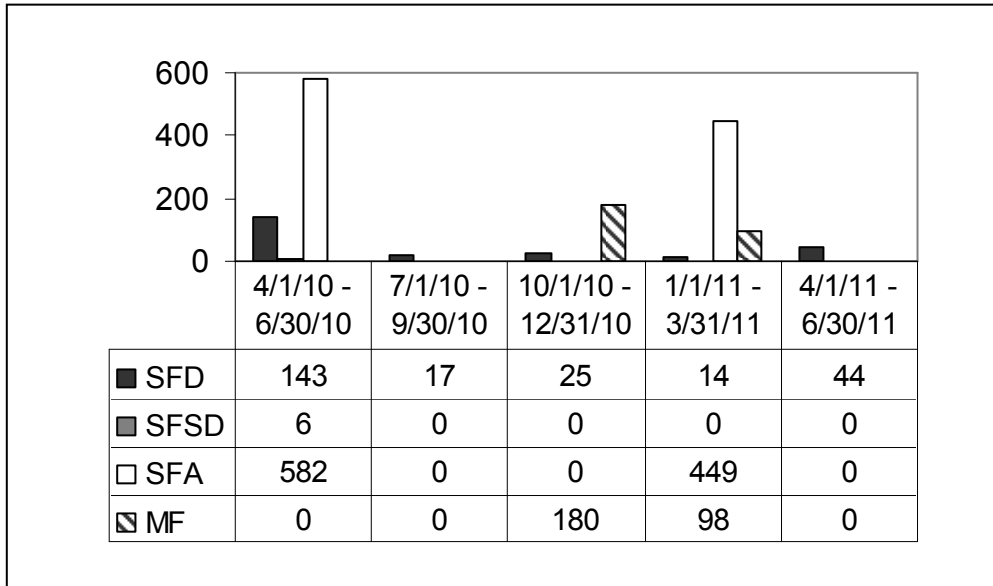


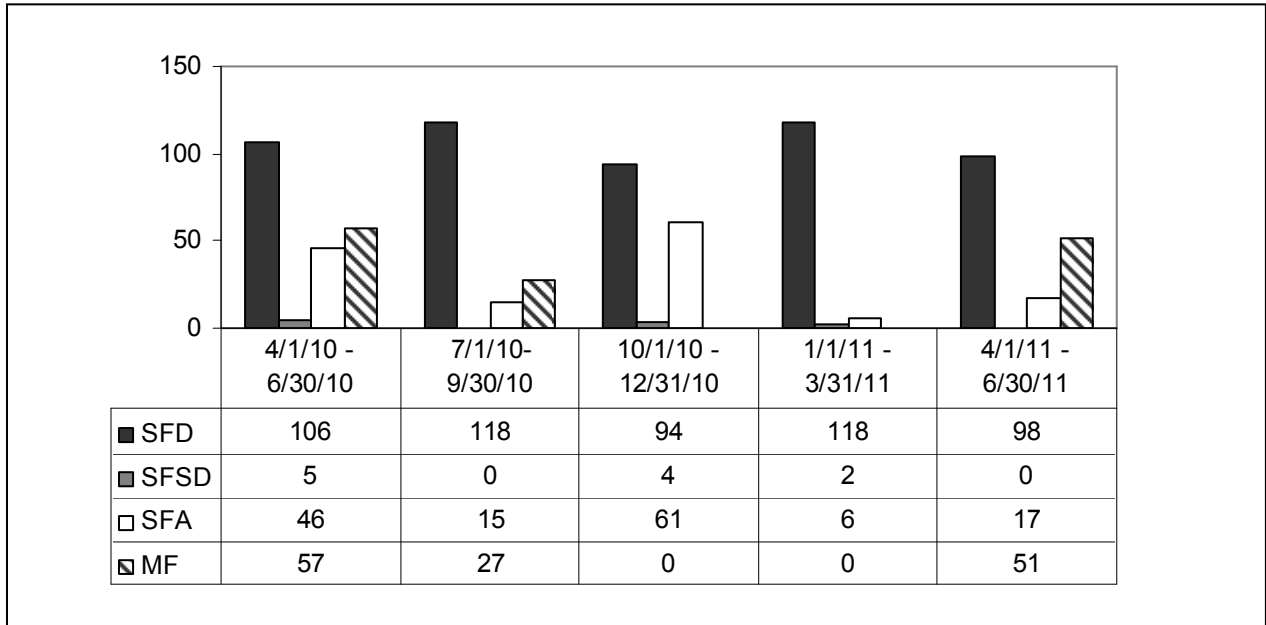
Table 3. Approved New Residential Lots/Units by Land Management Area, April 2010 to June 2011

Land Management Area*	4/1/10 - 6/30/10	7/1/10 - 9/30/10	10/1/10 - 12/31/10	1/1/11 - 3/31/11	4/1/11 - 6/30/11
Agricultural Priority Preservation Area	1	3	10	3	11
Community Conservation	724	7	10	32	31
Employment Center	0	0	0	0	0
Owings Mills Growth Area	0	0	0	523	0
Growth Area - White Marsh	0	0	180	N/A	N/A
Middle River Redevelopment Area	N/A	N/A	N/A	0	0
Resource Preservation Area	4	2	3	0	0
Rural Commercial Center	0	0	0	0	0
Rural Residential Area	2	5	2	3	2
Towson Urban Center	0	0	0	0	0
Total	731	17	205	561	44

*As of January 2011, the Master Plan 2020 has changed the Land Management Areas as reported in the Quarterly Subdivision Report. As a result, Growth Area-White Marsh is no longer valid and Middle River Redevelopment Area now captured. Also, the geographies of other areas have changed.

During the second quarter of 2011, 166 residential units were issued occupancy permits. The types of residential units issued occupancy permits between April 2010 and June 2011 are displayed in Chart 6.

Chart 6. Number of Units with Occupancy Permits by Dwelling Type, April 2010 to June 2011



Non-Residential Development

There were 4 plans approved for non-residential development during the second quarter of 2011 (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, 2nd Quarter 2011

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
4200 North Point Boulevard	COMMERCIAL, INDUSTRIAL	EC	2.98	ML-AS, BR-AS	26,000
9653A Belair Road	COMMERCIAL	CCA	14.23	DR 3.5H, BLR, BL	8,500
Angelozzi Property	INDUSTRIAL	CCA	12.35	MLR	36,000
NDX Archives	INDUSTRIAL	CCA	3.76	BM-CCC	35,640
Total			33.32		106,140

*Land Management Area:

CCA – Community Conservation Area

EC – Employment Center

Table 5. Approved Non-Residential Plans, New Square Footage, 2nd Quarter 2011

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Priority Preservation Area	-	-	-	-	0
Community Conservation Area	8,500	-	-	71,640	80,140
Employment Center*	8,450	-	-	17,550	26,000
Owings Mills Growth Area	-	-	-	-	0
Middle River Redevelopment Area	-	-	-	-	0
Resource Preservation Area	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential Area	-	-	-	-	0
Towson Urban Center	-	-	-	-	0
Total	16,950	-	89,190	-	106,140

Appendix

Project Data

This section of the report presents data for individual projects approved during the second quarter of 2011. Listed below are brief descriptions of the data fields found in this report.

Definitions

REFERENCE #	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK	The development track of the project (MAJOR, MINOR, LIMITED, or PUD).
MINOR SUB #	The 5-digit reference assigned to minor subdivisions by PAI
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
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 LOTS/UNITS	Existing lots/units to remain
ZIP	Postal code
LMA	Land Management Areas – area designations that define land uses consistent with County policy, implemented through the <i>Master Plan</i>
SEWERSHED	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
CONDO	Indicates if the project contains condo units.

4200 NORTH POINT BOULEVARD

REFERENCE # **1500961001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **10016** RPD **330** TAZ **760** COUNCIL DISTRICT **7**
 ALIAS

LOCATION **NW/S NORTH POINT BLVD, N OF NEW BATTLE GROVE RD**

TAX MAP 104	BLOCK 09	PARCEL 367	ZIP 21222
DEVELOPMENT TYPE MIXED		PLAN SUBMITTED 02/16/10	LMA EC
#PROPOSED	#DEVELOPED	PLAN APPROVAL 04/07/11	SEWERSHED 42
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 452400
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 2.98	BLOCK GROUP 4524002
SFA 0	DVLP SFA 0	ZONING1 ML-AS ACRES 1.78	DEED REF 28430/384
MULTIFAM 0	DVLP MFAM 0	ZONING2 BR-AS ACRES 1.2	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 2	DVLP OTHER 0	EXISTING LOTS/UNITS	

COMMENTS: DRC#102709H. Proposed retail bldg (8,450sf), warehouse (12,000sf).



9653A BELAIR ROAD

REFERENCE # **1101106001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **10054** RPD **317** TAZ **602** COUNCIL DISTRICT **5**

ALIAS

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

TAX MAP 063	BLOCK 21	PARCEL 12, 624	ZIP 21234
DEVELOPMENT TYPE COMMERCIAL		PLAN SUBMITTED 01/28/11	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 04/19/11	SEWERSHED 22
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 14.23	BLOCK GROUP 4113043
SFA 0	DVLP SFA 0	ZONING1 BLR ACRES	DEED REF 26347/633
MULTIFAM 0	DVLP MFAM 0	ZONING2 BL ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 DR 3.5H ACRES 0	CONDO No
OTHER 1	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Proposed Firestone Service Garage (#9653 Belair Rd-8,500sf). Zoning breakdown by acreage not provided on the plan.



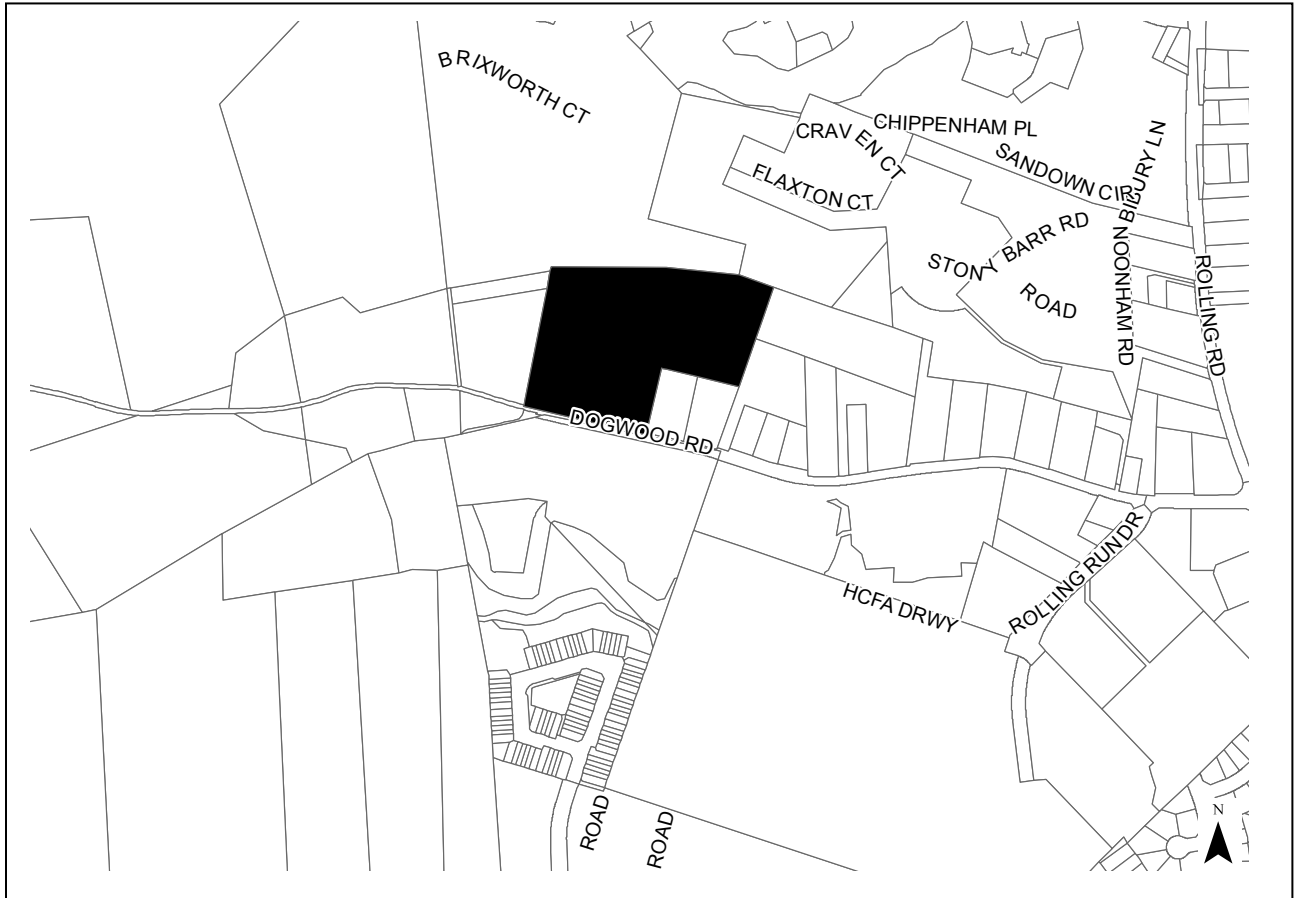
ANGELOZZI PROPERTY

REFERENCE # **200717002** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **10049** RPD **319** TAZ **640** COUNCIL DISTRICT **4**
 ALIAS

LOCATION **N/S DOGWOOD RD, W OF ROLLING RD**

TAX MAP 087	BLOCK 22	PARCEL 624	ZIP 21244
DEVELOPMENT TYPE INDUSTRIAL	PLAN SUBMITTED 11/23/10	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 06/23/11	SEWERSHED 78
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE C 4
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 402401
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 12.35	BLOCK GROUP 4024011
SFA 0	DVLP SFA 0	ZONING1 MLR ACRES 12.35	DEED REF 10848/371
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 1	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

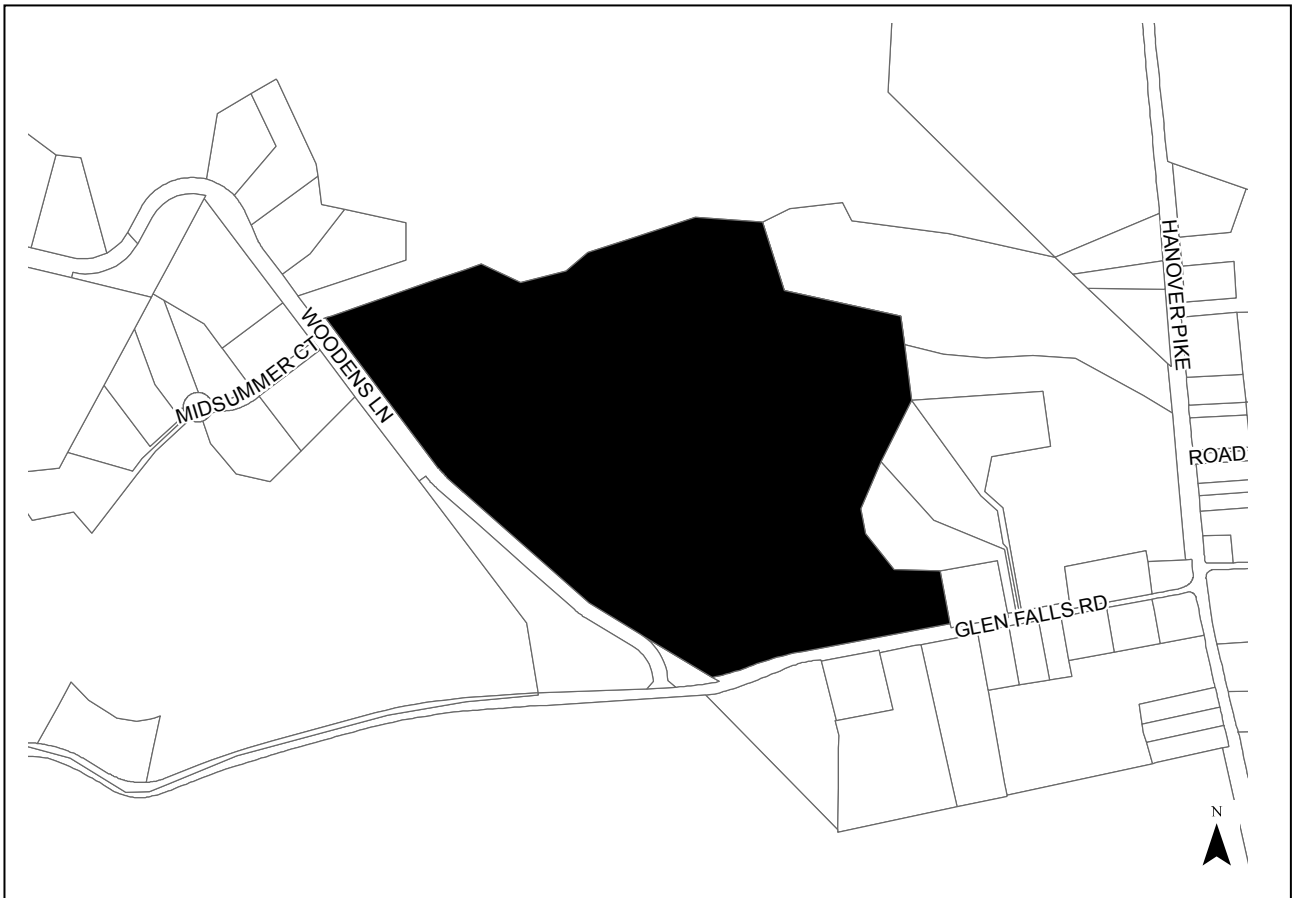
COMMENTS: DRC #01051B. Proposed warehouse (#7312 Dogwood Rd-36,000sf).



AUTUMN RIDGE

REFERENCE # **400486003** DEVELOPMENT TRACK **MAJOR**
 MINOR SUB # RPD **303** TAZ **434** COUNCIL DISTRICT **3**
 ALIAS **RESUB OF WOODEN PROP PARCEL A & MIDSUMMER HILL PARCELS E,F (AKA)**
 LOCATION **NE COR GLEN FALLS RD AND WOODENS LN**
 TAX MAP **039** BLOCK **03** PARCEL **P/O 287 (parcel A), P/O 89** ZIP **21136**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **08/24/10** LMA **APPA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **04/05/11** SEWERSHED **NS**
 UNITS/LOTS **8** UNITS/LOTS **0** PLAT APPROVAL WATER ZONE **NS**
 SFD **8** DVLP SFD **0** PLAT RECORDED CENSUS TRACT **404600**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **47.724** BLOCK GROUP **4046001**
 SFA **0** DVLP SFA **0** ZONING1 **RC 4** ACRES **41.594** DEED REF **11629/490**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 **RC 2** ACRES **5.8** PLAT REF
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 **RC 8** ACRES **0.33** CONDO **No**
 OTHER **0** DVLP OTHER **0** EXISTING LOTS/UNITS **0**

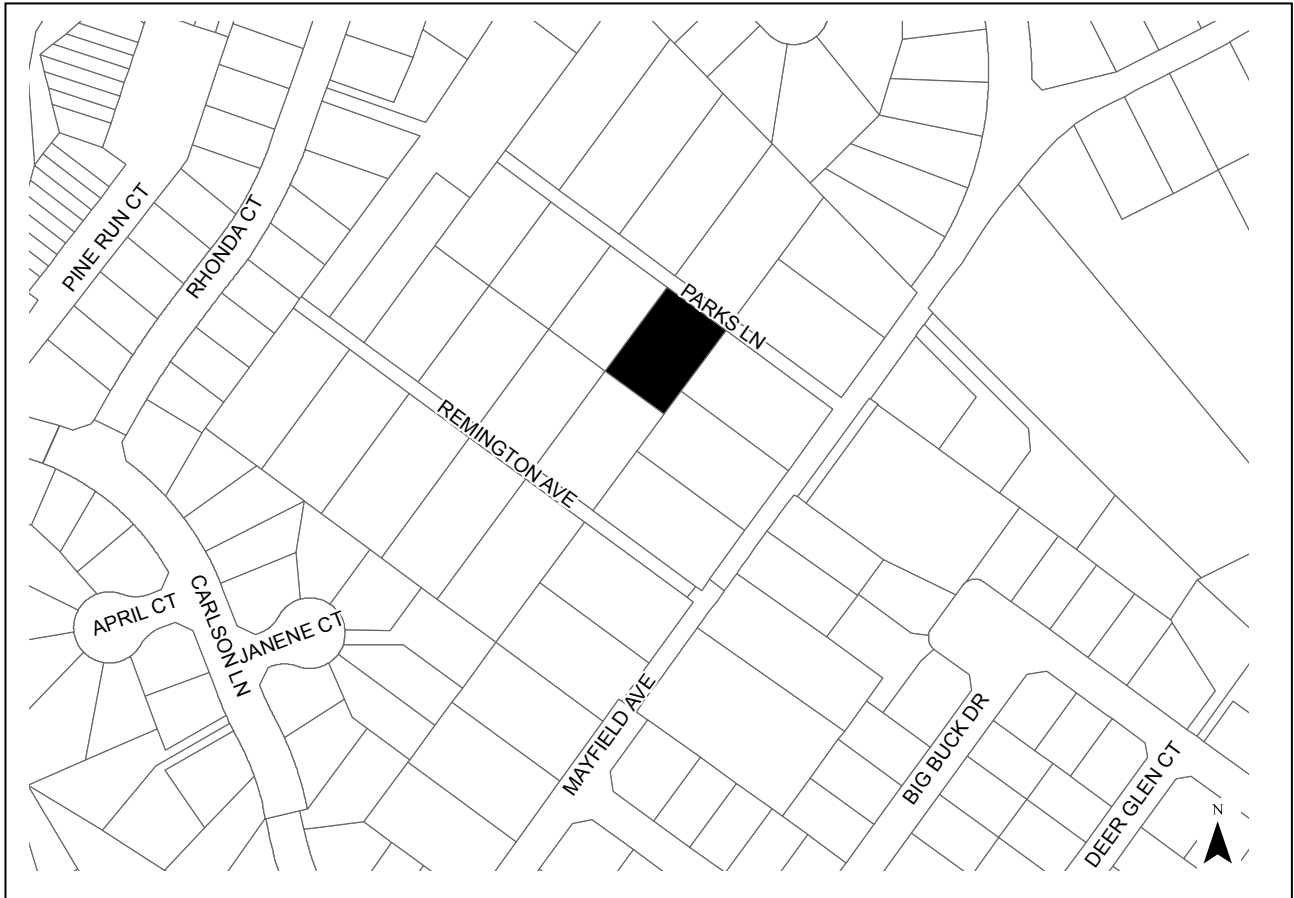
COMMENTS:



CHAN, BRIAN PROPERTY - 8005 PARKS LANE

REFERENCE #	200730001	DEVELOPMENT TRACK	MINOR	ZIP	21244
MINOR SUB #	07061M	RPD	319 TAZ 633	COUNCIL DISTRICT	4
ALIAS	CHAN, BRIAN PROPERTY 2				
LOCATION	SW/S PARKS LN, NW OF MAYFIELD AVE				
TAX MAP	077	BLOCK	22	PARCEL	1026
DEVELOPMENT TYPE	SFD	PLAN SUBMITTED	04/26/07	LMA	CCA
#PROPOSED		PLAN APPROVAL	06/17/11	SEWERSHED	49
UNITS/LOTS	2	PLAT APPROVAL		WATER ZONE	P 4
SFD	2	PLAT RECORDED		CENSUS TRACT	402302
SFSD	0	TOTAL ACREAGE	0.382	BLOCK GROUP	4023022
SFA	0	ZONING1	DR 5.5	ACRES	0.382
MULTIFAM	0	ZONING2		ACRES	0
SPECIAL	0	ZONING3		ACRES	0
OTHER	0	EXISTING LOTS/UNITS	0	DEED REF	20663/56
				PLAT REF	
				CONDO	No

COMMENTS: Proposed dwelling (#8003 Parks Ln) on lot 1 (0.16ac) and (#8005) on lot 2 (0.16ac).



CURREY FARM PROPERTY

REFERENCE # **600315001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **08048M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**
 ALIAS

LOCATION **SE/S GUNPOWDER RD, N OF ROCKDALE RD**

TAX MAP 010	BLOCK 03	PARCEL 40	ZIP 21102
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 07/14/08	LMA APPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 06/17/11	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 2	PLAT RECORDED	CENSUS TRACT 406000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 31.7574	BLOCK GROUP 4060001
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 31.757
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 10265/672
			PLAT REF
			CONDO No

COMMENTS: Existing dwelling (#19915 Gunpowder Rd) to remain on lot 1 (7.61ac) and (#19909) to remain on lot 2 (24.14ac).



GRIBBLE PROPERTY

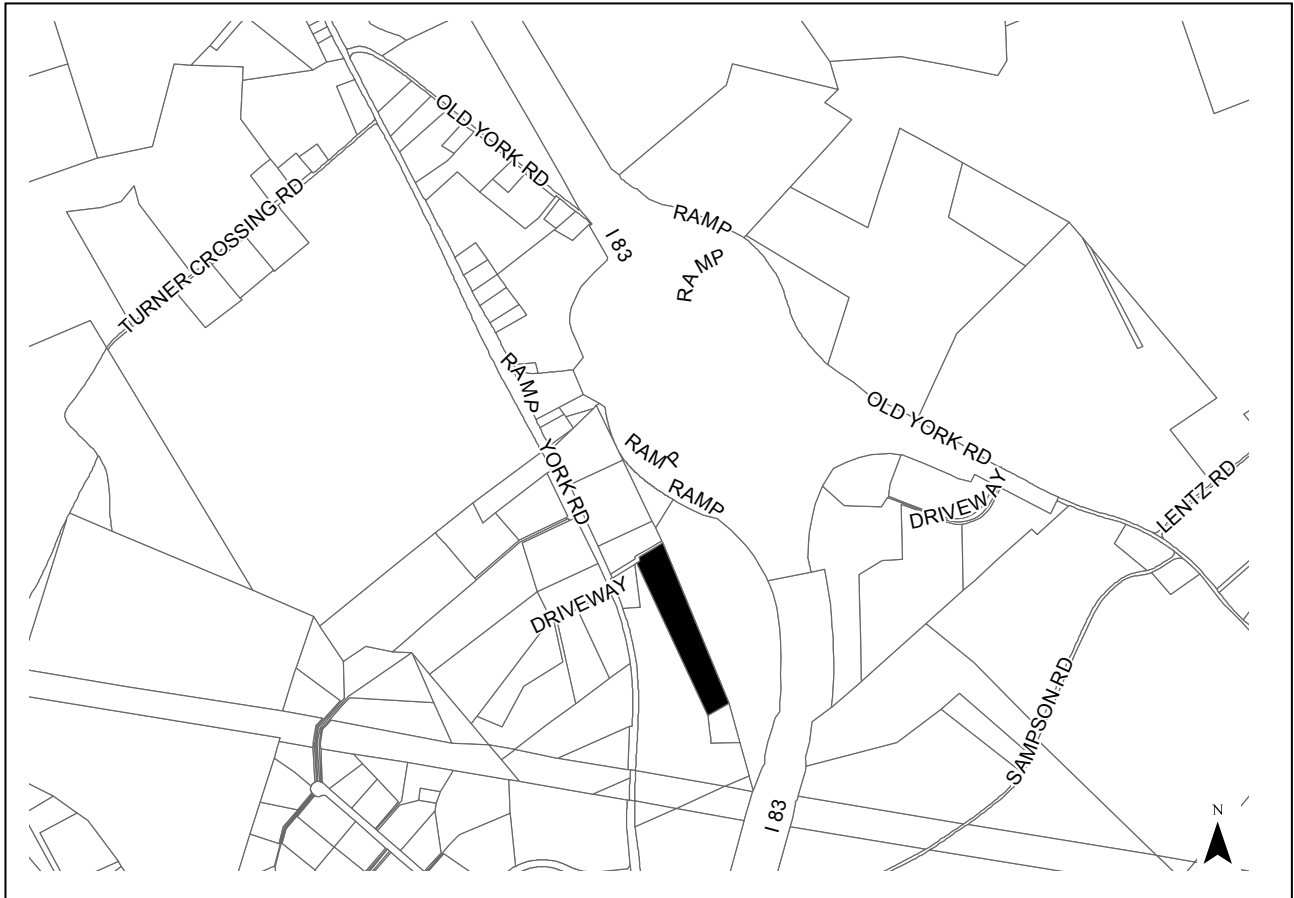
REFERENCE # **700442001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **08107M** RPD **301** TAZ **429** COUNCIL DISTRICT **3**

ALIAS

LOCATION **E/S YORK RD, S OF OLD YORK RD**

TAX MAP 007	BLOCK 10	PARCEL 115	ZIP 21120	
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 12/16/08	LMA RRA		
#PROPOSED	#DEVELOPED	PLAN APPROVAL 04/18/11	SEWERSHED NS	
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE NS	
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 407000	
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 5.89	BLOCK GROUP 4070005	
SFA 0	DVLP SFA 0	ZONING1 RC 5	ACRES 5.89	DEED REF 27082/165
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0		

COMMENTS: Proposed dwelling (#21037 York Rd) on lot 1 (3.47ac) and (#21039) on lot 2 (2.52ac).



HORST PROPERTY NO. 1

REFERENCE # **600313001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **08036M** RPD **301** TAZ **426** COUNCIL DISTRICT **3**

ALIAS

LOCATION **E/S GRAVE RUN RD, S OF HOFFMANVILLE RD**

TAX MAP 010	BLOCK 01	PARCEL 126	ZIP 21102
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 07/29/08	LMA APPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 04/01/11	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 406000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 14.673	BLOCK GROUP 4060001
SFA 0	DVLP SFA 0	ZONING1 RC 2 ACRES 14.543	DEED REF 5300/096
MULTIFAM 0	DVLP MFAM 0	ZONING2 RC 8 ACRES 0.13	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1	

COMMENTS: Existing dwelling (#20017 Grave Run Rd) to remain on lot 1 (2.79ac). Proposed dwelling (#20021) on lot 2 (11.88ac).



MORFOOT FARM PROPERTY

REFERENCE # **500332001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **10030M** RPD **302** TAZ **433** COUNCIL DISTRICT **3**
 ALIAS

LOCATION **E/S TRENTON RD, SW BLACK ROCK RD**

TAX MAP 020	BLOCK 19	PARCEL 96	ZIP 21155
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 05/04/10	LMA APPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/05/11	SEWERSHED NS
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE NS
SFD 1	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 405000
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 20.692	BLOCK GROUP 4050002
SFA 0	DVLP SFA 0	ZONING1 RC 2 ACRES 20.692	DEED REF 13410/198
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Proposed dwelling (#16631Trenton Rd) on Lot 1 (1.73 ac). Remainder of land to be Parcel A.



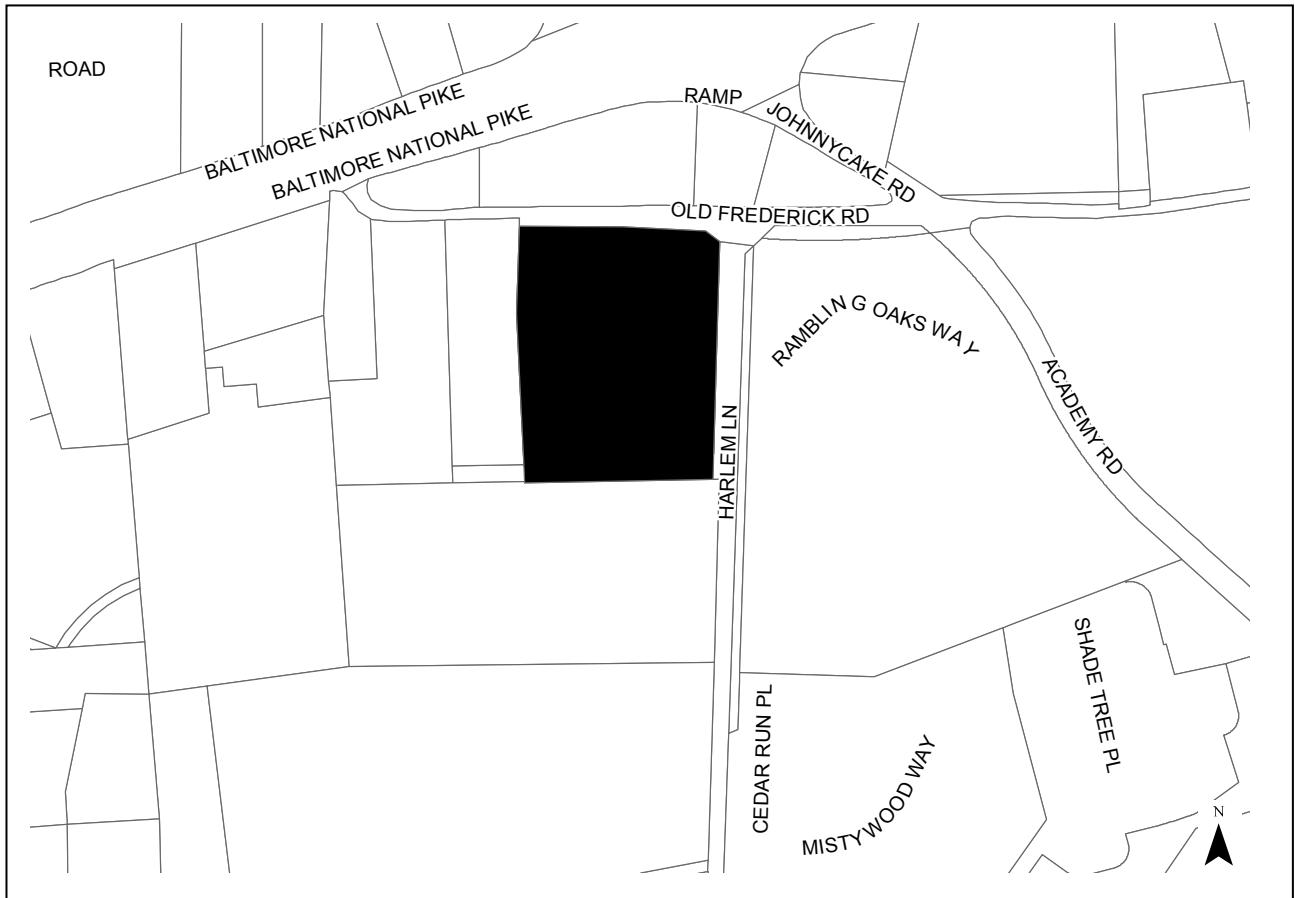
NDX ARCHIVES

REFERENCE # **100141001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **09066** RPD **324** TAZ **691** COUNCIL DISTRICT **1**
 ALIAS

LOCATION **SW COR OLD FREDERICK RD AND HARLEM LN**

TAX MAP 095	BLOCK 20	PARCEL P/O 302 (lot A)	ZIP 21228
DEVELOPMENT TYPE INDUSTRIAL		PLAN SUBMITTED 12/07/09	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 06/07/11	SEWERSHED 71D
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE C 4
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 400701
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 3.762	BLOCK GROUP 4007012
SFA 0	DVLP SFA 0	ZONING1 BM-CCC ACRES 3.762	DEED REF 20460/415
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF 33/57
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 2	DVLP OTHER 1	EXISTING LOTS/UNITS 1	

COMMENTS: DRC#101309B. Lot A of plat 33/57 (Ford Leasing Development). Existing commercial warehouse (33,677sf) to remain. Proposed warehouse addition (35,640sf). Proposed is in 2 phases (18,240sf and 17,400sf)



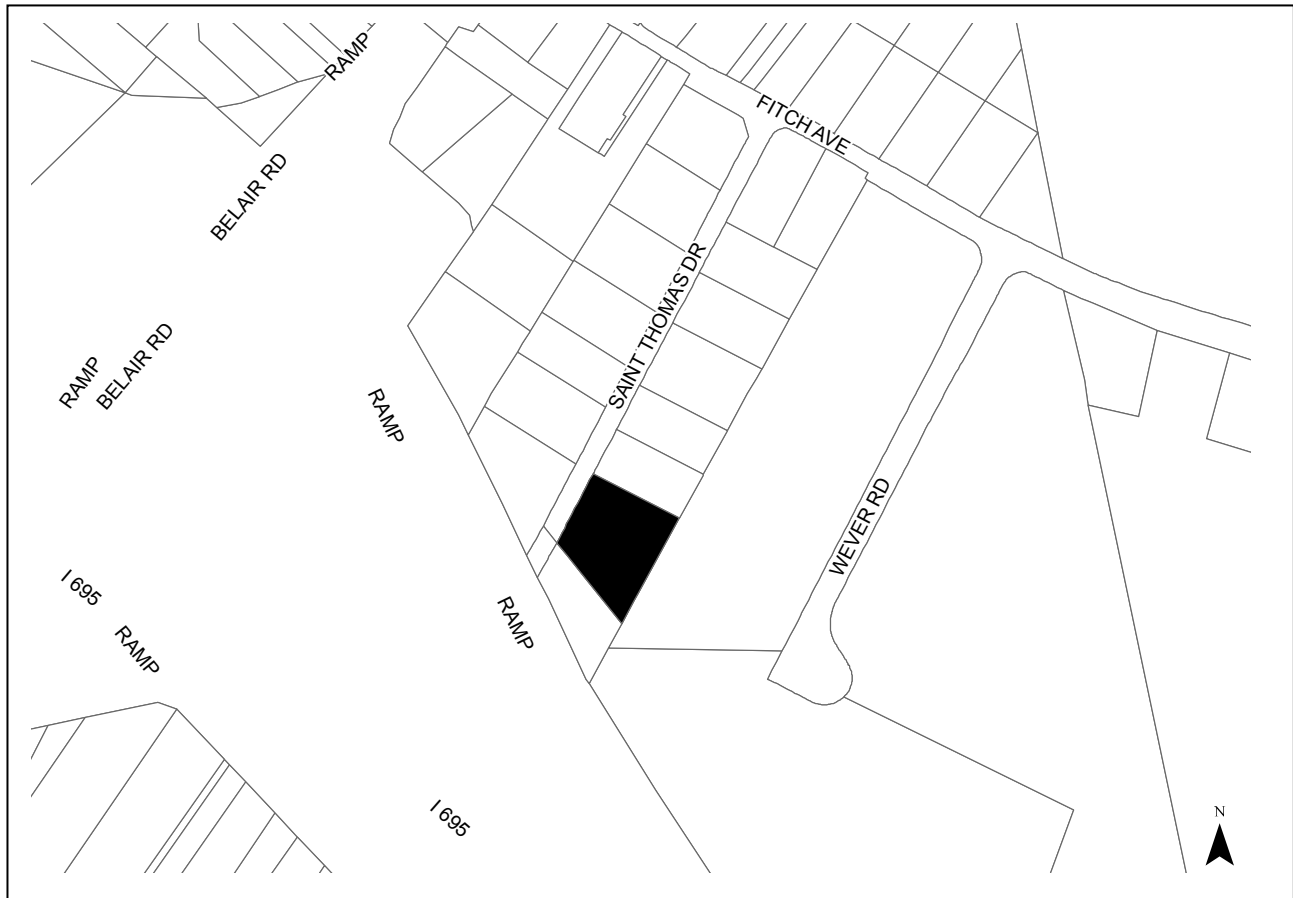
ROHE GERALD PROPERTY

REFERENCE # **1400483001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **10040M** RPD **321** TAZ **658** COUNCIL DISTRICT **6**
 ALIAS

LOCATION **SE/S SAINT THOMAS DR, S OF FITCH AVE**

TAX MAP 081	BLOCK 11	PARCEL 329	ZIP 21236
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 09/07/10	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/10/11	SEWERSHED 3
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE E 3
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 440800
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 0.4049	BLOCK GROUP 4408001
SFA 0	DVLP SFA 0	ZONING1 DR 5.5 ACRES 0.4049	DEED REF 25518/484
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Proposed dwelling #7839 Saint Thomas Dr (0.22 ac) and #7841 (0.19 ac).



ROLLING RIDGE ESTATE LLC PROPERTY

REFERENCE # **400719001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **09040M** RPD **307 TAZ 474** COUNCIL DISTRICT **2**
 ALIAS

LOCATION **E COR GREENSPRING AVE AND TUFTON AVE**

TAX MAP 049	BLOCK 05	PARCEL 7	ZIP 21117
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 07/30/09	LMA APPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 06/09/11	SEWERSHED NS
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 404900
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 272.483	BLOCK GROUP 4049001
SFA 0	DVLP SFA 0	ZONING1 RC 2 ACRES 175.67	DEED REF 16779/640
MULTIFAM 0	DVLP MFAM 0	ZONING2 RC 5 ACRES 96.524	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 RC 4 ACRES 0.289	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 1	

COMMENTS: Existing dwelling (#12757 Greenspring Ave) to remain on lot 1 (97.19ac). Proposed dwelling (#3295 Tufton Ave) on lot 2 (175.35ac).



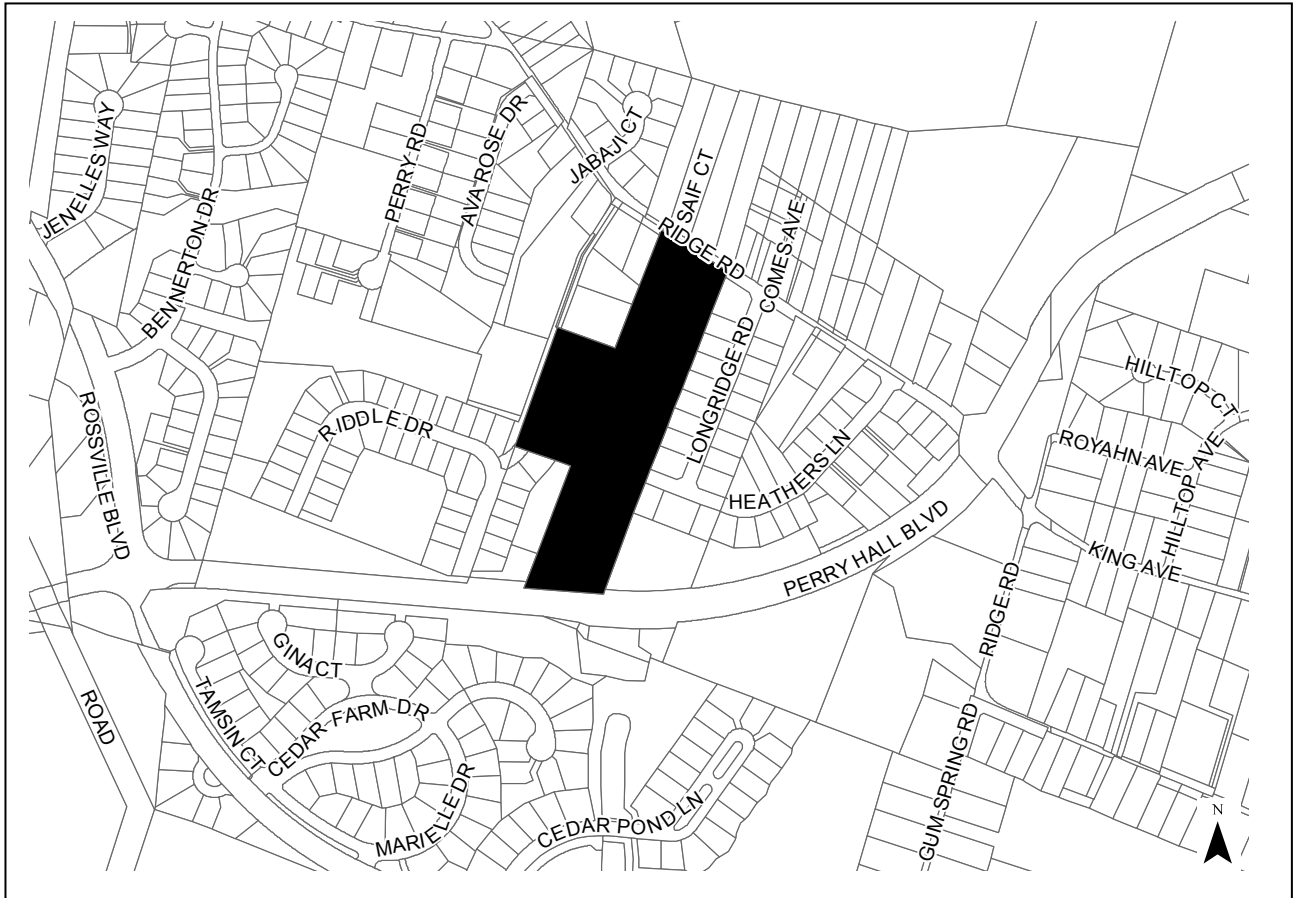
SHADOW KNOLL

REFERENCE # **1400482001** DEVELOPMENT TRACK **MAJOR**
 MINOR SUB # RPD **321** TAZ **658** COUNCIL DISTRICT **6**
 ALIAS

LOCATION **SW/S OF RIDGE RD, W OF LONGRIDGE RD**

TAX MAP 081	BLOCK 18	PARCEL 417, 697, 1276	ZIP 21236	
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 06/09/10	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 05/31/11	SEWERSHED 2	
UNITS/LOTS 29	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE E 2	
SFD 29	DVLP SFD 2	PLAT RECORDED	CENSUS TRACT 440800	
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 9.7	BLOCK GROUP 4408001	
SFA 0	DVLP SFA 0	ZONING1 DR 3.5	ACRES 9.7	DEED REF 12634/11
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	CONDO No
OTHER 0	DVLP OTHER 0	EXISTING LOTS/UNITS 2		

COMMENTS: Existing dwelling #4637 to remain on Lot 1 and #4633 to remain on Lot 30. Development plan submitted changed prop from 30.





Baltimore County Office of Planning

Jefferson Building

105 W. Chesapeake Avenue, Ste. 101

Towson, Maryland 21204

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