



**Baltimore County**  
Department of Planning

**Quarterly**  
**Subdivision Report**  
October 1, 2011 – December 31, 2011



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## **Introduction**

Baltimore County Department of Planning is pleased to present the Fourth Quarter 2011 Subdivision Report. This report tracks all development plans approved between October 1, 2011 and December 31, 2011. The Department 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.

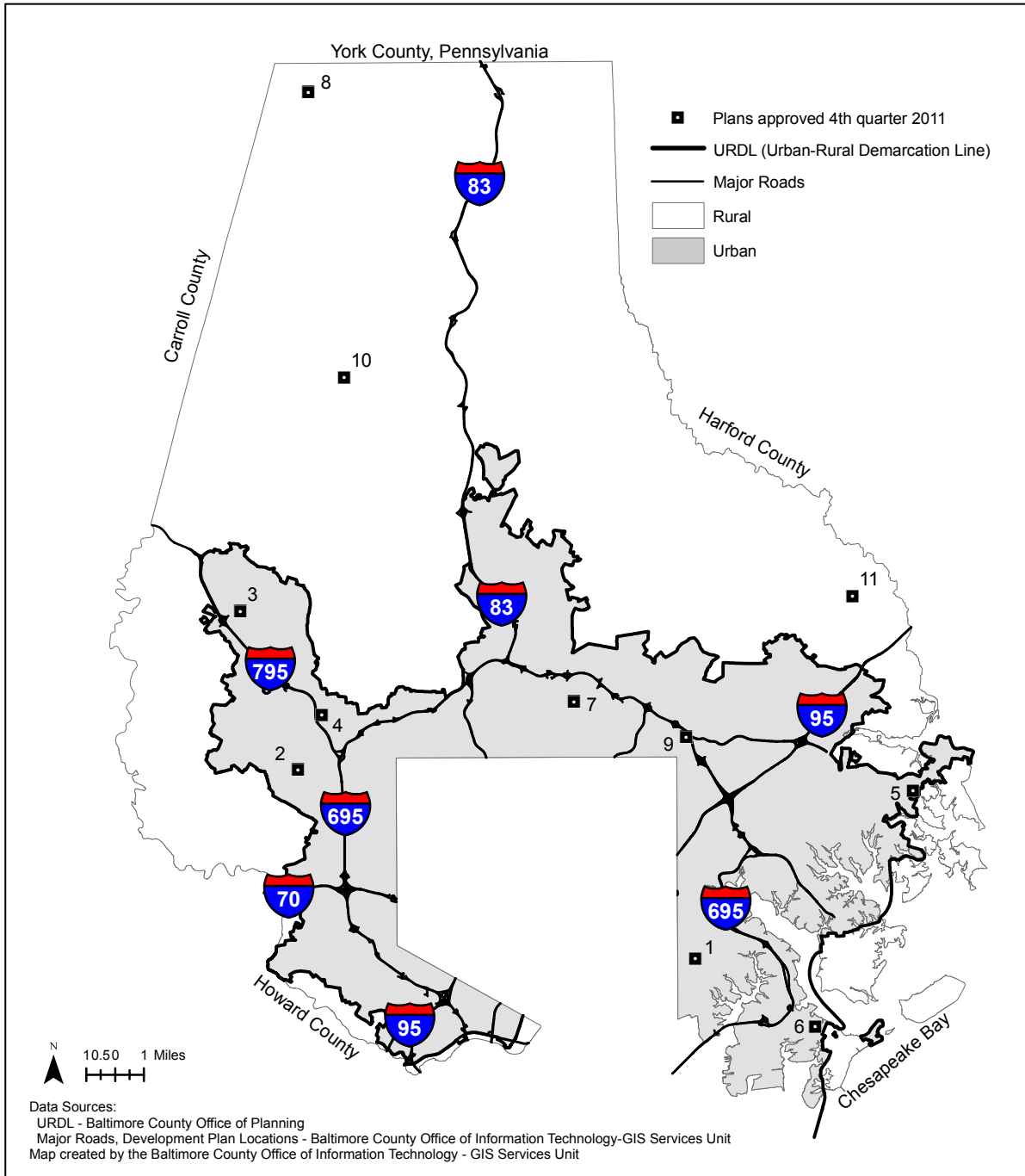
Implementation of these growth management policies are effective, evidenced by the fact that almost 55,000 acres of agricultural land are permanently preserved, working towards the goal of more than 80,000 acres in land preservation. Growth has been directed within the urban areas evidenced by the fact 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 fourth 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 Department of Planning at 410-887-3211.

## Development Summary

Between October 1, 2011 and December 31, 2011, Baltimore County approved 11 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.



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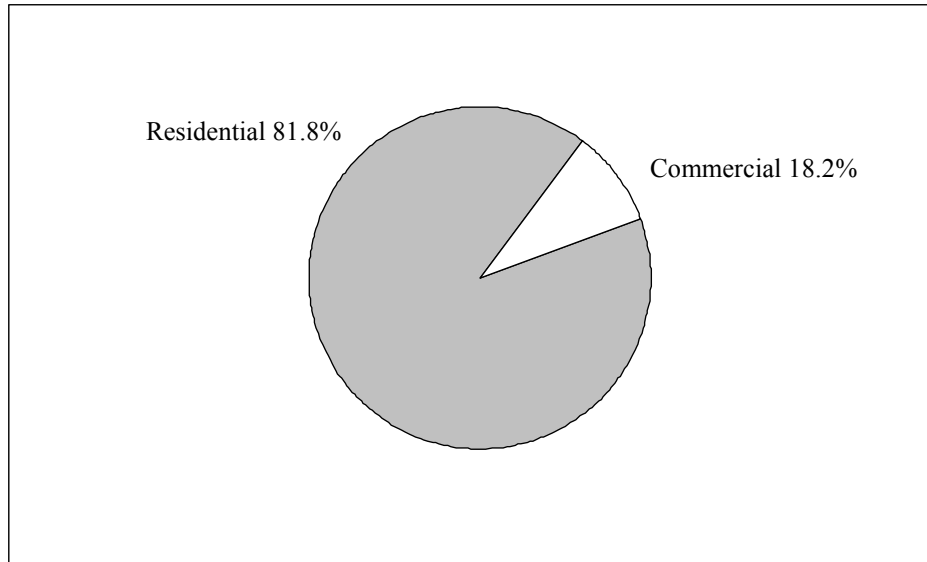
**Map Key    Project Name**

- 1        400 South Washington LLC Property
- 2        5018 Old Court LLC Property
- 3        Autozone Store 3468
- 4        Brooks, Craig A Property
- 5        Dawson Property
- 6        Food Lion Edgemere
- 7        Haile Property
- 8        HZ Properties LLC
- 9        Jenkins Property
- 10       Sallie M Waller Property 2
- 11       Schwandtner Property

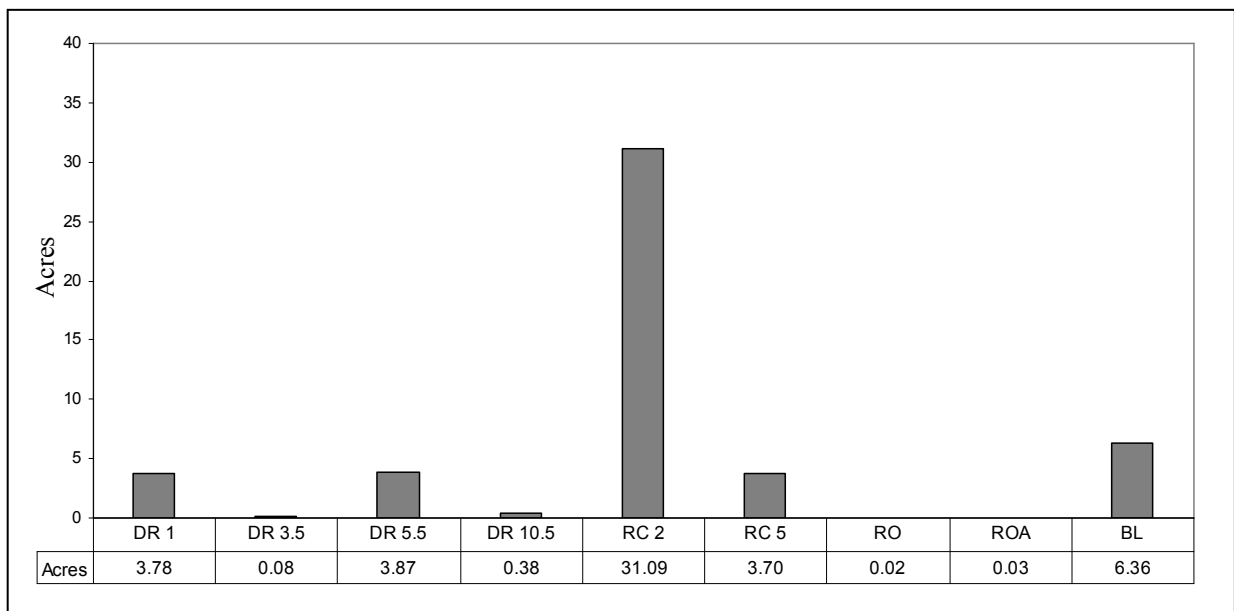


During the fourth quarter, the majority of development plans approved were of a residential development type (Chart 1). Chart 2 reflects the zoning acreage from the plans.

**Chart 1. Approved Plans by Development Type, 4<sup>th</sup> Quarter 2011**

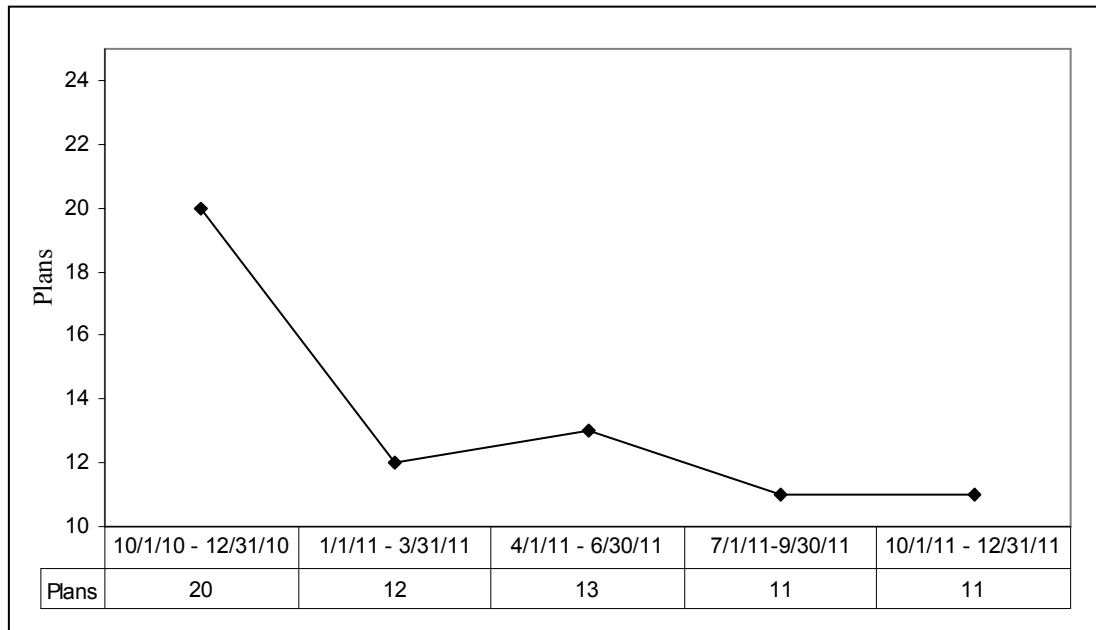


**Chart 2. Total Acreage of Approved Plans by Zoning, 4<sup>th</sup> Quarter 2011**

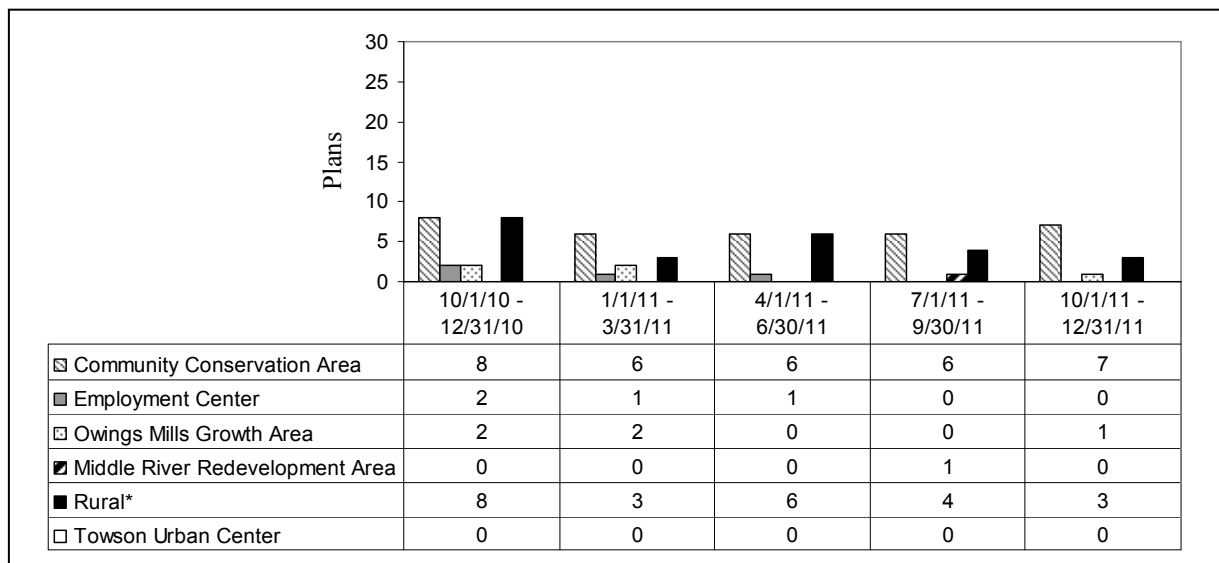


The next series of figures compares the fourth quarter of 2011 to previous quarters by the total number of approved plans (Chart 3) and by Land Management Area (Chart 4). Once the Administrative Law Judge approves a plan, the developer has six years to apply for a building permit. There is no time limit to apply for a permit for a plan approved in the minor subdivision process (3 lots or fewer).

**Chart 3. Total Approved Plans, October 2010 to December 2011**



**Chart 4. Total Approved Plans by Land Management Area, October 2010 to December 2011**



Rural Land Management Areas include 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 fourth quarter of 2011, there were 9 plans approved for residential development. These plans will generate an additional 12 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 7 (or 58.3%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1). For the projects Haile Property, no new development is proposed at this time.

**Table 1. Approved Residential Plans within the URDL, 4<sup>th</sup> Quarter 2011**

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
400 South Washington LLC Property	SFD	CCA	0.43	DR 3.5, DR 5.5	2	0	4.65
5018 Old Court LLC Property	SFD	CCA	1.07	DR 5.5	2	1	2.82
Brooks, Craig A Property	SFD	OMGA	2.82	DR 3.5, DR 5.5	1	1	0.71
Dawson Property	SFD	CCA	2.00	DR 3.5	1	1	1.00
Haile Property	SFD	CCA	0.43	DR 5.5	0	3	6.96
Jenkins Property	SFD	CCA	0.38	DR 5.5	1	1	5.32
<b>TOTAL</b>			<b>7.12</b>		<b>7</b>	<b>7</b>	

\*Development Type:

SFD = Single Family Detached

\*\*Land Management Areas:

CCA = Community Conservation Areas

OMGA = Owings Mills Growth Area

Approved development plans located outside the URDL will generate 5 new lots/units as presented in Table 2.

**Table 2. Approved Residential Plans Outside the URDL, 4<sup>th</sup> Quarter 2011**

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
HZ Properties LLC	SFD	APPA	11.11	RC 2	2	0	0.18
Sallie M Waller Property 2	SFD	APPA	19.98	RC 2	2	0	0.10
Schwandtner Property	SFD	RRA	3.70	RC 5	1	1	0.54
<b>TOTAL</b>			<b>34.79</b>		<b>5</b>	<b>1</b>	

\*Development Type:

SFD = Single Family Detached

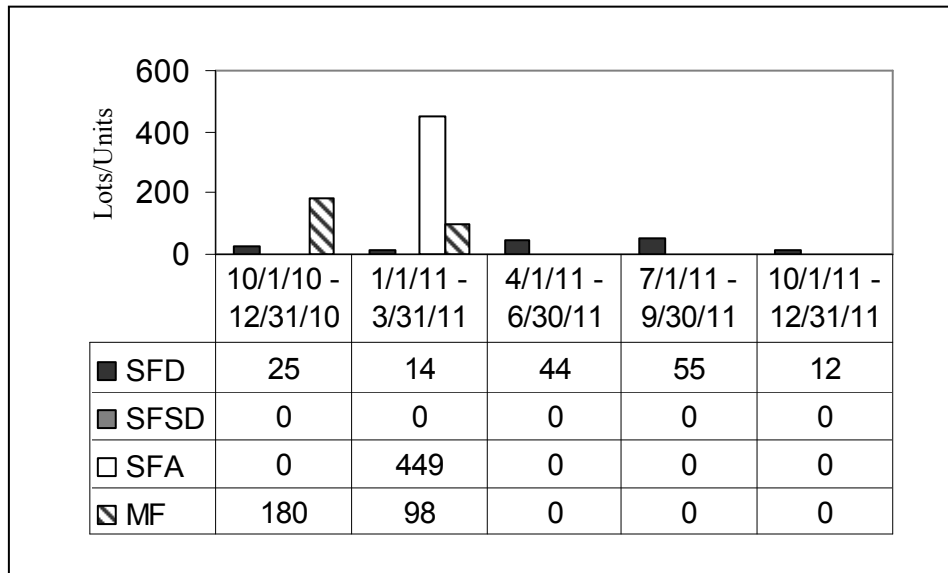
\*\*Land Management Areas:

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 fourth quarter of 2011 in comparison to the previous four quarters.

**Chart 5. Approved New Residential Lots/Units by Housing Type, October 2010 to December 2011**



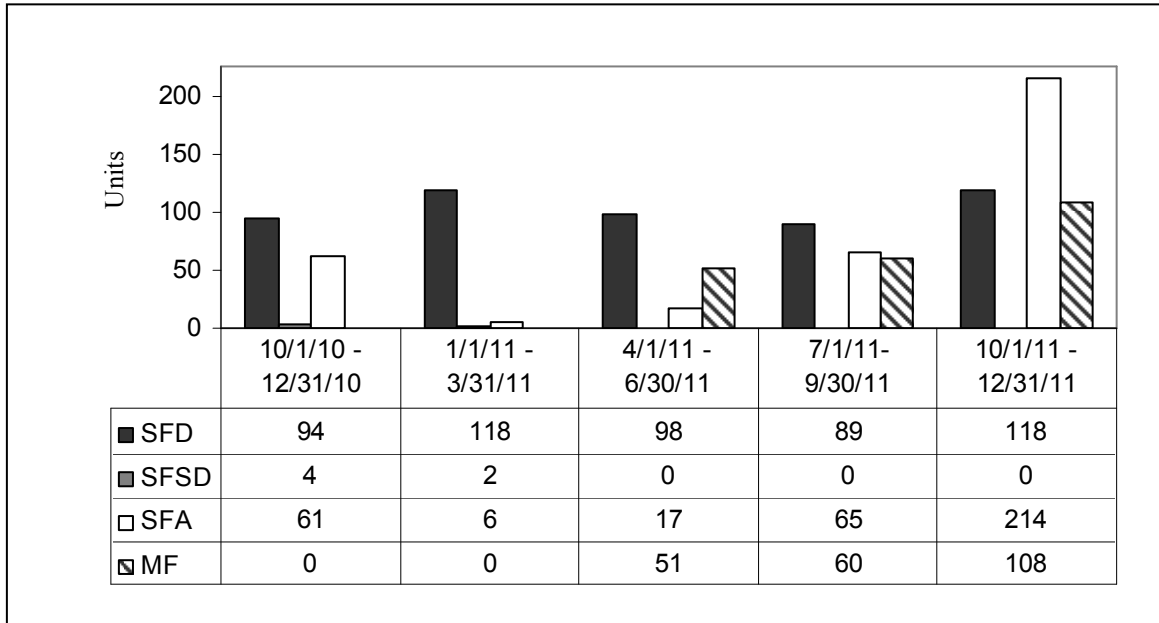
**Table 3. Approved New Residential Lots/Units by Land Management Area, October 2010 to December 2011**

Land Management Area*	10/1/10 - 12/31/10	1/1/11 - 3/31/11	4/1/11 - 6/30/11	7/1/11 - 9/30/11	10/1/11 - 12/31/11
Agricultural Priority Preservation Area	10	3	11	4	4
Community Conservation	10	32	31	32	6
Employment Center	0	0	0	0	0
Owings Mills Growth Area	0	523	0	0	1
Growth Area - White Marsh	180	N/A	N/A	N/A	N/A
Middle River Redevelopment Area	N/A	0	0	0	0
Resource Preservation Area	3	0	0	19	0
Rural Commercial Center	0	0	0	0	0
Rural Residential Area	2	3	2	0	1
Towson Urban Center	0	0	0	0	0
<b>Total</b>	<b>205</b>	<b>561</b>	<b>44</b>	<b>55</b>	<b>12</b>

\*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 fourth quarter of 2011, 440 residential units were issued occupancy permits. The types of residential units issued occupancy permits between October 2010 and December 2011 are displayed in Chart 6.

**Chart 6. Number of Units with Occupancy Permits by Dwelling Type, October 2010 to December 2011**



## Non-Residential Development

There were 2 plans approved for non-residential development during the fourth 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. For the project “Food Lion Edgemere”, no new development is proposed.

**Table 4. Approved Non-Residential Plans, 4<sup>th</sup> Quarter 2011**

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
Autozone Store 3468	COMMERCIAL	CCA	1.18	BL, DR 3.5	7,370
Food Lion Edgemere	COMMERCIAL	CCA	6.24	BL, DR 1	0
Total			7.42		7,370

\*Land Management Area:

CCA – Community Conservation Area

**Table 5. Approved Non-Residential Plans, New Square Footage, 4<sup>th</sup> Quarter 2011**

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Priority Preservation Area	-	-	-	-	0
Community Conservation Area	7,370	-	-	-	7,370
Employment Center*	-	-	-	-	0
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	7,370	-	-	-	7,370

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# Appendix

## Project Data

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

### Definitions

ALIAS .....	An alias for the project name
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
PLAN SUBMITTED .....	The date the plan was received by the Office of Planning
PLAN APPROVAL .....	The date the plan was approved
LOCATION .....	Address of project
DEVELOPMENT TYPE .....	Type of development proposed
CONDO .....	Indicates if the project contains condo units.
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
EXISTING LOTS/UNITS .....	Existing lots/units to remain
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
TOTAL ACREAGE .....	Acreage of entire project
TAX MAP/BLOCK/PARCEL .....	Tax map reference numbers
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
LMA .....	Land Management Areas – area designations that define land uses consistent with County policy, implemented through the <i>Master Plan</i>
ZIP .....	Postal code
CENSUS TRACT .....	Areas that are sectioned according to population used in making funding decisions and legislative representation.
BLOCK GROUP .....	Geographic subset of Census tracts
COUNCIL DISTRICT .....	Geographic areas which define the extent of legislative representation on the Baltimore County Council

# 400 SOUTH WASHINGTON LLC PROPERTY

ALIAS

REFERENCE # **1200159001** DEVELOPMENT TRACK **MINOR** MINOR SUB # **11006M**

LOCATION **SW COR DELVALE AVE AND TOWSON AVE**

DEVELOPMENT TYPE **SFD**

CONDO **No**

TAX MAP **103**

PLAN SUBMITTED **3/14/2011**

PLAN APPROVAL **12/15/2011**

#PROPOSED

#DEVELOPED

EXISTING

BLOCK **10**

RPD **329**

UNITS/LOTS **2**

UNITS/LOTS **0**

LOTS/UNIT **0**

PARCEL **644**

TAZ **746**

SFD **2**

DVLP SFD **0**

LMA **CCA**

SFSD **0**

DVLP SFSD **0**

ZIP **21222**

SFA **0**

DVLP SFA **0**

ZONING1 **DR 5.5**

ACRES **0.43**

CENSUS TRACT **420800**

MULTIFAM **0**

DVLP MFAM **0**

ZONING2

ACRES **0**

BLOCK GROUP **4208002**

SPECIAL **0**

DVLP SPECIAL **0**

ZONING3

ACRES **0**

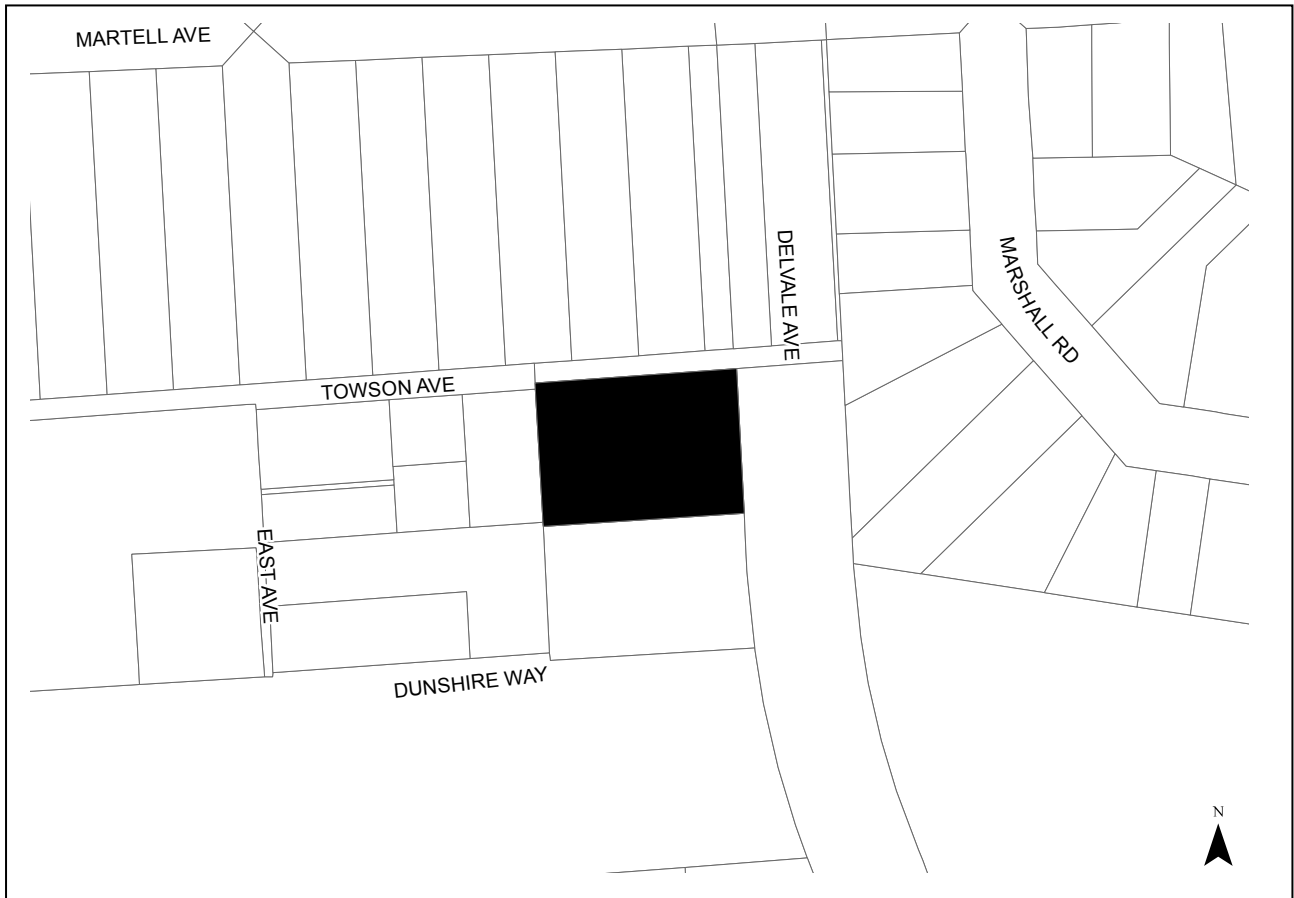
OTHER **0**

DVLP OTHER **0**

TOTAL ACREAGE **0.43**

COUNCIL DISTRICT **7**

COMMENTS: Proposed dwelling (#1896 Delvale Ave) on lot 1 (0.18ac) and (#1898) on lot 2 (0.17ac).



# 5018 OLD COURT LLC PROPERTY

ALIAS

REFERENCE # **200732002** DEVELOPMENT TRACK **MINOR** MINOR SUB # **11013M**

LOCATION **N/S OLD COURT RD, E OF CHURCH LN**

PLAN SUBMITTED **5/27/2011**

DEVELOPMENT TYPE **SFD** CONDO **No**

TAX MAP **077**

PLAN APPROVAL **11/23/2011**

#PROPOSED UNITS/LOTS **3** #DEVELOPED UNITS/LOTS **1**  
 EXISTING LOTS/UNIT **1**

BLOCK **10**  
 PARCEL **1322**

RPD **312**  
 TAZ **531**  
 LMA **CCA**  
 ZIP **21131**

SFD **3** DVLP SFD **1**  
 SFSD **0** DVLP SFSD **0**

ZONING1 **DR 5.5**

ACRES **1.0657**

CENSUS TRACT **402602**

SFA **0** DVLP SFA **0**

ZONING2

ACRES **0**

BLOCK GROUP **4026021**

MULTIFAM **0** DVLP MFAM **0**

ZONING3

ACRES **0**

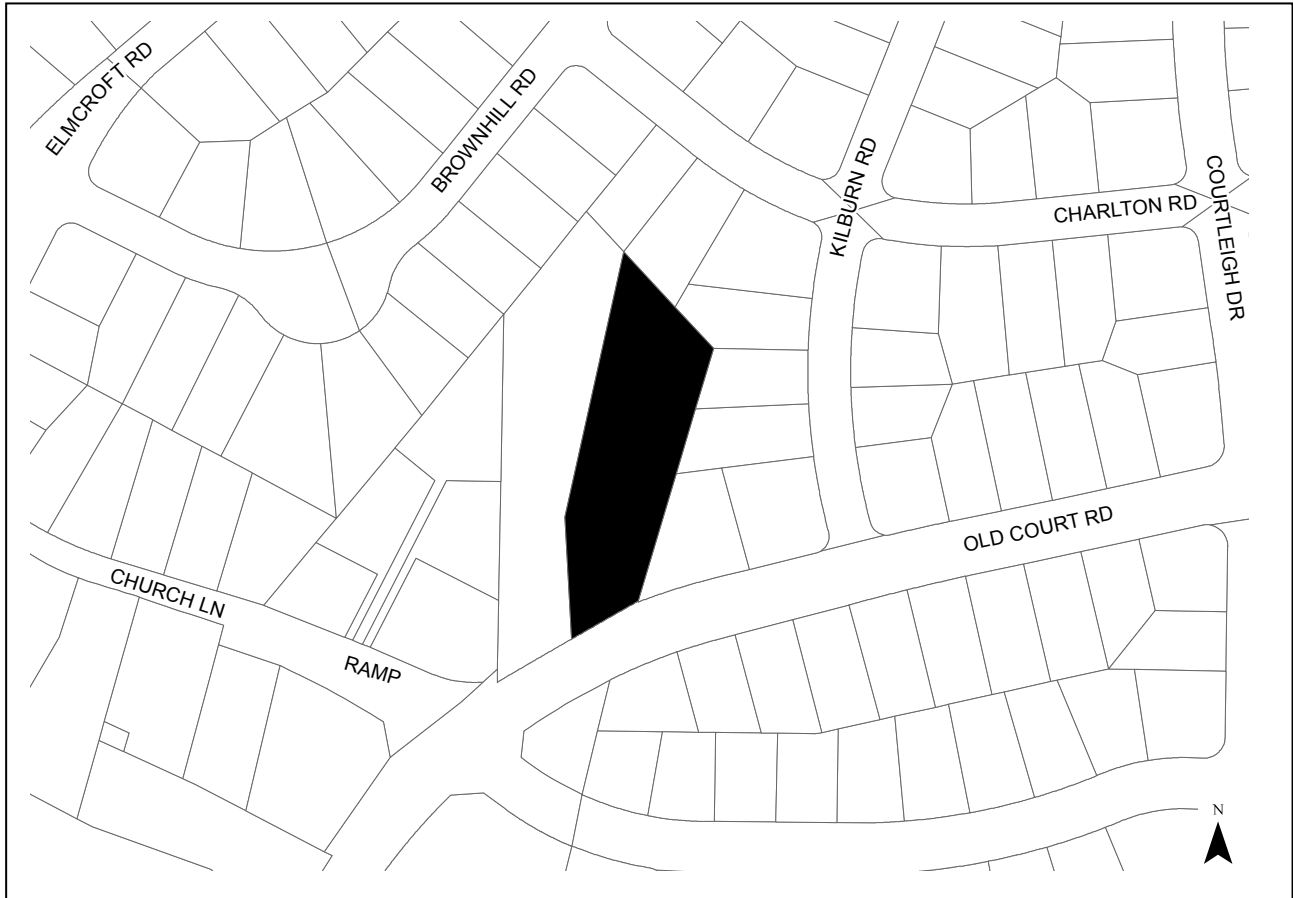
TOTAL ACREAGE **1.0657**

COUNCIL DISTRICT **4**

SPECIAL **0** DVLP SPECIAL **0**

OTHER **0** DVLP OTHER **0**

COMMENTS: Existing dwelling (#5018 Old Court Rd) to remain on lot 3 (0.29ac). Proposed dwelling (#5018B) on lot 1 (0.40ac) and (#5018A) lot 2 (0.32ac).





# AUTOZONE STORE 3468

ALIAS

REFERENCE # **400730001** DEVELOPMENT TRACK **LIMITED** MINOR SUB # **11014**

LOCATION <b>NE/S REISTERSTOWN RD, SE OF E CHESTNUT HILL LN</b>				PLAN SUBMITTED <b>5/26/2011</b>
DEVELOPMENT TYPE <b>COMMERCIAL</b>	CONDO <b>No</b>	TAX MAP <b>057</b>	PLAN APPROVAL <b>12/16/2011</b>	
#PROPOSED	#DEVELOPED	EXISTING	BLOCK <b>06</b>	
UNITS/LOTS <b>1</b>	UNITS/LOTS <b>0</b>	LOTS/UNIT <b>0</b>	PARCEL <b>105</b>	RPD <b>306</b>
SFD <b>0</b>	DVLP SFD <b>0</b>			TAZ <b>472</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>			LMA <b>CCA</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>BL</b>	ACRES <b>1.094</b>	ZIP <b>21136</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 <b>DR 3.5</b>	ACRES <b>0.079</b>	CENSUS TRACT <b>404502</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3	ACRES <b>0</b>	BLOCK GROUP <b>4045021</b>
OTHER <b>1</b>	DVLP OTHER <b>0</b>	TOTAL ACREAGE	<b>1.176</b>	COUNCIL DISTRICT <b>2</b>

COMMENTS: DRC#110910A. Existing commercial (KFC restaurant-#11805 Reisterstown Rd) to be razed. Proposed commercial (Autozone-new #11805 Reisterstown Rd). Acreage by zone calculated using GIS.



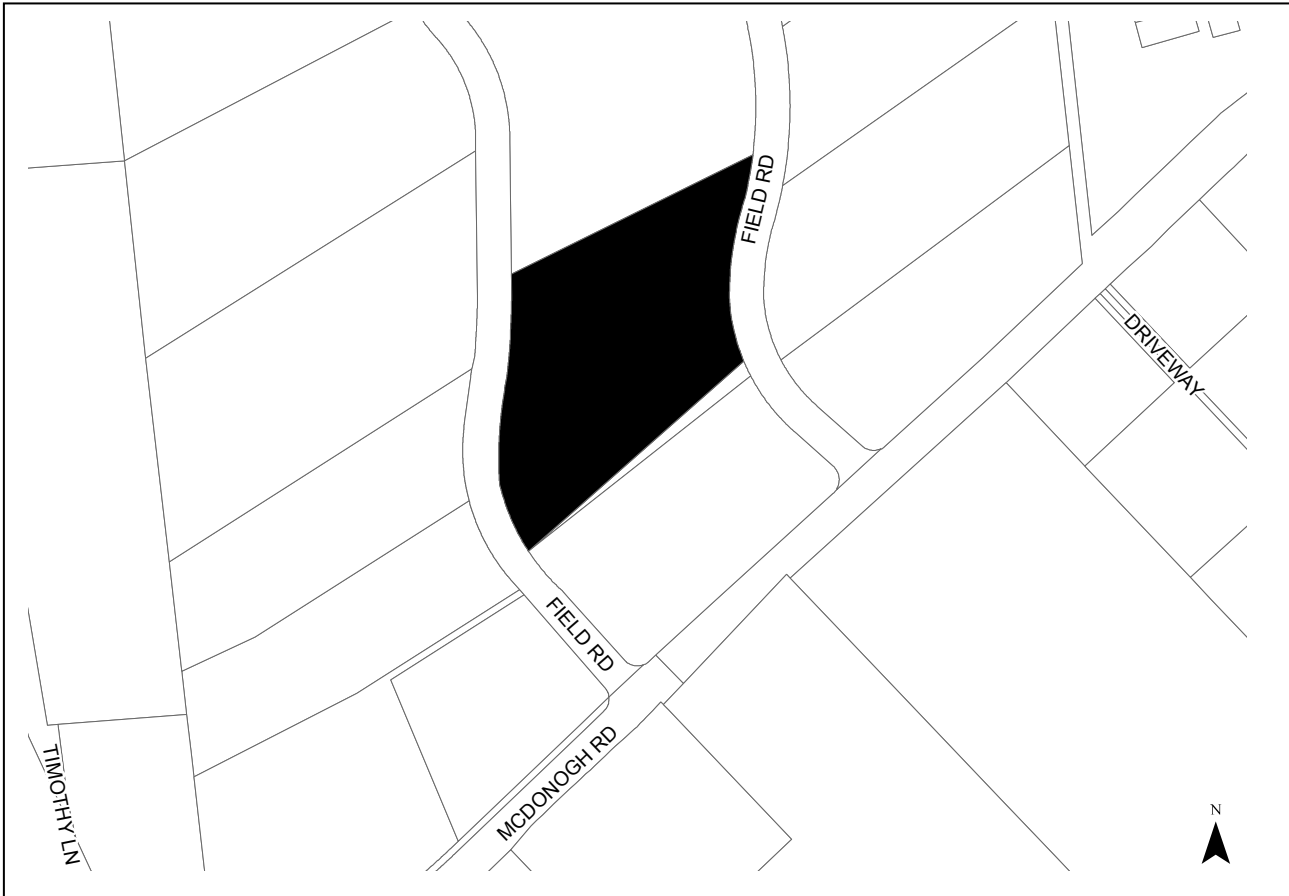
# BROOKS, CRAIG A PROPERTY

ALIAS RESUB OF LYONS ACRES (LOT 16)

REFERENCE # 300495001 DEVELOPMENT TRACK MINOR MINOR SUB # 11021M

LOCATION SE/S FIELD RD NW OF MCDONOUGH RD			PLAN SUBMITTED	7/1/2011
DEVELOPMENT TYPE	SFD	CONDO No	TAX MAP	006
#PROPOSED	#DEVELOPED	EXISTING	BLOCK	17
UNITS/LOTS	UNITS/LOTS	LOTS/UNIT	PARCEL	p/o 101 (lot 16)
UNITS/LOTS	UNITS/LOTS	LOTS/UNIT	RPD	313
SFD	DVLP SFD		TAZ	543
SFSD	DVLP SFSD		LMA	OMGA
SFA	DVLP SFA	ZONING1	ZIP	21208
MULTIFAM	DVLP MFAM	ZONING2	ACRES	2.817
SPECIAL	DVLP SPECIAL	ZONING3	ACRES	0
OTHER	DVLP OTHER	TOTAL ACREAGE	ACRES	0
			CENSUS TRACT	403702
			BLOCK GROUP	4037022
			COUNCIL DISTRICT	2

COMMENTS: Existing dwelling (#9106 Field Rd) to remain on lot 16A (1.62ac). Proposed dwelling (#9154) on lot 16B (1.20ac).



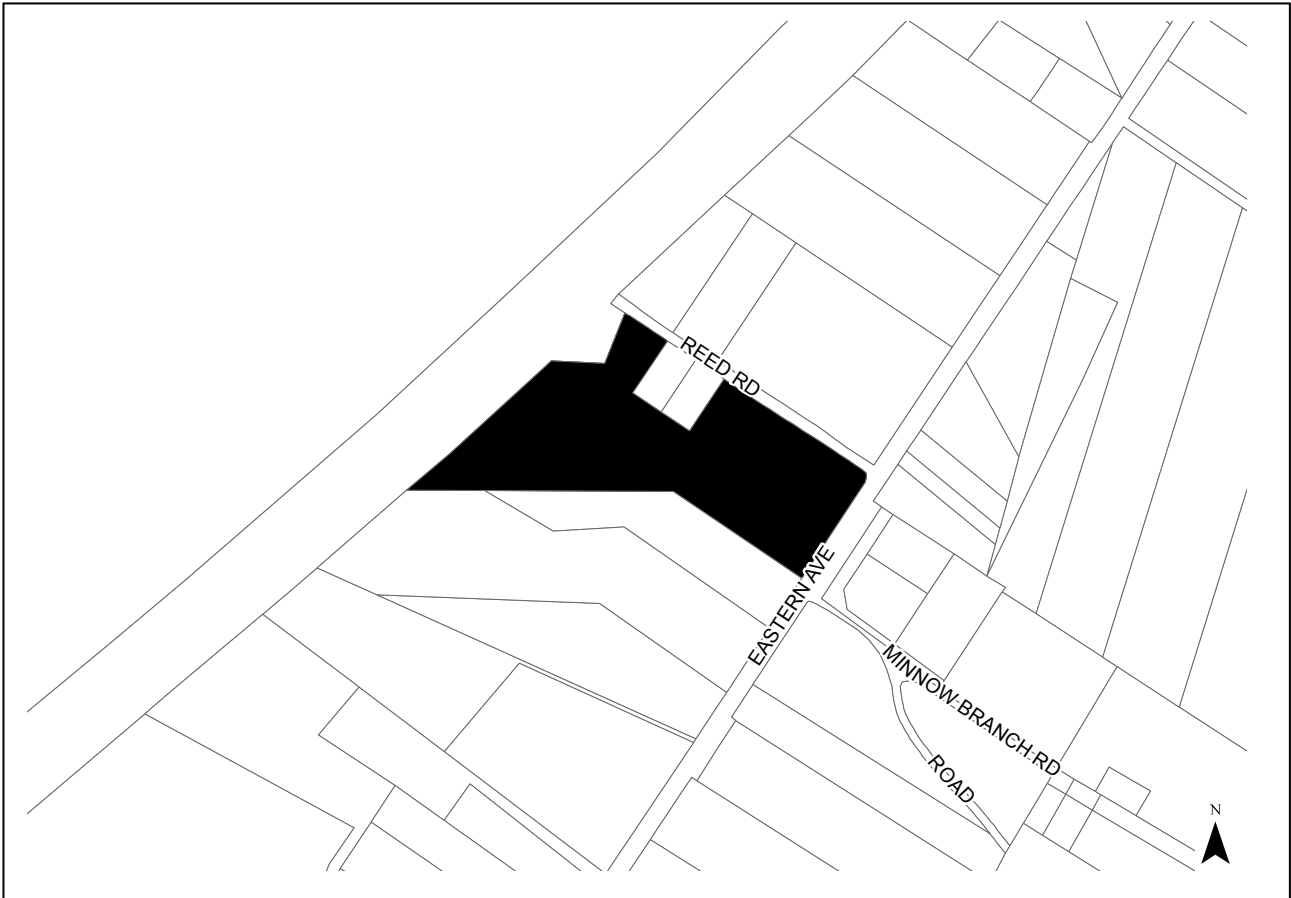
# DAWSON PROPERTY

ALIAS

REFERENCE # **1500906001** DEVELOPMENT TRACK **MINOR** MINOR SUB # **10047M**

LOCATION <b>S/S REED RD, W OF EASTERN AVE EXT</b>				PLAN SUBMITTED <b>11/23/2010</b>
DEVELOPMENT TYPE <b>SFD</b>				PLAN APPROVAL <b>12/6/2011</b>
#PROPOSED	#DEVELOPED	CONDO No	TAX MAP <b>083</b>	
UNITS/LOTS	UNITS/LOTS	EXISTING	BLOCK <b>23</b>	
<b>2</b>	<b>2</b>	LOTS/UNIT <b>1</b>	PARCEL <b>315</b>	
SFD <b>2</b>	DVLP SFD <b>2</b>			RPD <b>322</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>			TAZ <b>662</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>DR 5.5</b>	ACRES <b>2.003</b>	LMA <b>CCA</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2	ACRES <b>0</b>	ZIP <b>21220</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3	ACRES <b>0</b>	CENSUS TRACT <b>451801</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	TOTAL ACREAGE <b>2.003</b>	COUNCIL DISTRICT <b>6</b>	BLOCK GROUP <b>4518015</b>

COMMENTS: Existing dwelling (#7009 Reed Rd Permit B732677 occupancy date 3/23/11) to remain on lot 1 (0.34ac). Proposed dwelling (#7007) on lot 2 (1.51ac).



# FOOD LION EDMERERE

ALIAS

REFERENCE # **1500974001** DEVELOPMENT TRACK **LIMITED** MINOR SUB # **11030**

LOCATION <b>NE/S NORTHPOINT RD, NW OF LORING CT</b>				PLAN SUBMITTED	<b>10/12/2011</b>
DEVELOPMENT TYPE	<b>COMMERCIAL</b>	CONDO	<b>No</b>	PLAN APPROVAL	<b>11/17/2011</b>
#PROPOSED	#DEVELOPED	EXISTING			
UNITS/LOTS	2	UNITS/LOTS	2	TAX MAP	<b>111</b>
SFD	0	DVLP SFD	0	BLOCK	<b>11</b>
SFSD	0	DVLP SFSD	0	PARCEL	<b>47</b>
SFA	0	DVLP SFA	0	RPD	<b>331</b>
MULTIFAM	0	DVLP MFAM	0	TAZ	<b>764</b>
SPECIAL	0	DVLP SPECIAL	0	LMA	<b>CCA</b>
OTHER	2	DVLP OTHER	2	ZIP	<b>21219</b>
		ZONING1	<b>BL</b>	ACRES	<b>5.27</b>
		ZONING2	<b>DR 1</b>	ACRES	<b>0.96</b>
		ZONING3		ACRES	<b>0</b>
		TOTAL ACREAGE		CENSUS TRACT	<b>451900</b>
				BLOCK GROUP	<b>4519001</b>
				COUNCIL DISTRICT	<b>7</b>

COMMENTS: DRC#092011A. Existing grocery store and pharmacy to remain. The purpose of the plan is to create a new lot for the existing pharmacy.



# HAILE PROPERTY

ALIAS

REFERENCE # **900826001** DEVELOPMENT TRACK **MINOR** MINOR SUB # **10048M**

LOCATION <b>N/S PENNSYLVANIA AVE, E OF FAIRMOUNT AVE</b>				PLAN SUBMITTED <b>11/30/2010</b>
DEVELOPMENT TYPE <b>SFD</b>				PLAN APPROVAL <b>12/22/2011</b>
#PROPOSED	#DEVELOPED	CONDO No	TAX MAP <b>070</b>	
UNITS/LOTS	UNITS/LOTS	EXISTING	BLOCK <b>16</b>	
<b>3</b>	<b>3</b>	LOTS/UNIT <b>3</b>	PARCEL <b>117, 118</b>	
SFD <b>3</b>	DVLP SFD <b>3</b>			RPD <b>315</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>			TAZ <b>570</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>DR 10.5</b>	ACRES <b>0.379</b>	LMA <b>CCA</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 <b>ROA</b>	ACRES <b>0.032</b>	ZIP <b>21286</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 <b>RO</b>	ACRES <b>0.02</b>	CENSUS TRACT <b>490900</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	TOTAL ACREAGE <b>0.431</b>	COUNCIL DISTRICT <b>5</b>	BLOCK GROUP <b>4909001</b>

COMMENTS: No new dwellings proposed. Existing dwelling (#405 E. Pennsylvania Ave) to remain on lot 1 (0.15ac), (#407) on lot 2 (0.13ac), and (#409) on lot 3 (0.09ac).



# HZ PROPERTIES LLC

ALIAS

REFERENCE # **600321001** DEVELOPMENT TRACK **MINOR** MINOR SUB # **09039M**

LOCATION <b>END OF MIKULES MANNER LN, NW OF SLAB BRIDGE RD</b>					PLAN SUBMITTED <b>7/15/2009</b>
DEVELOPMENT	<b>SFD</b>	CONDO <b>No</b>	TAX MAP <b>005</b>	PLAN APPROVAL <b>12/1/2011</b>	
#PROPOSED	#DEVELOPED	EXISTING	BLOCK <b>04</b>		
UNITS/LOTS <b>2</b>	UNITS/LOTS <b>0</b>	LOTS/UNIT <b>0</b>	PARCEL <b>p/o 5 (parcel 1)</b>	RPD <b>301</b>	
SFD <b>2</b>	DVLP SFD <b>0</b>			TAZ <b>426</b>	
SFSD <b>0</b>	DVLP SFSD <b>0</b>			LMA <b>APPA</b>	
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 2</b>	ACRES <b>11.114</b>	ZIP <b>21053</b>	
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2	ACRES <b>0</b>	CENSUS TRACT <b>406000</b>	
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3	ACRES <b>0</b>	BLOCK GROUP <b>4060001</b>	
OTHER <b>0</b>	DVLP OTHER <b>0</b>	TOTAL ACREAGE <b>11.114</b>	COUNCIL DISTRICT <b>3</b>		

COMMENTS: Proposed dwelling (#21309 Mikules Manner Ln) on lot 1 (9.63ac) and (#21311) lot 2 (1.49ac).



# JENKINS PROPERTY

ALIAS RESUB OF RIDGE GROVE (LOTS 348-350)

REFERENCE # 1400484001 DEVELOPMENT TRACK MINOR

MINOR SUB # 10053M

LOCATION W/S VICTORY AVE, N OF PUTTY HILL AVE

DEVELOPMENT	SFD	CONDO No	TAX MAP 071	PLAN SUBMITTED 1/25/2011
#PROPOSED	#DEVELOPED	EXISTING	BLOCK 02	PLAN APPROVAL 12/12/2011
UNITS/LOTS 2	UNITS/LOTS 1	LOTS/UNIT 1	PARCEL P/O 1141 (lots 348-350)	RPD 316
SFD 2	DVLP SFD 1			TAZ 586
SFSD 0	DVLP SFSD 0			LMA CCA
SFA 0	DVLP SFA 0	ZONING1 DR 5.5	ACRES 0.3757	ZIP 21234
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	CENSUS TRACT 440100
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	BLOCK GROUP 4401001
OTHER 0	DVLP OTHER 0	TOTAL ACREAGE 0.3757	COUNCIL DISTRICT 6	

COMMENTS: Existing dwelling (#8826 1/2 Victory Ave) to be razed. Existing dwelling (#8826A) to remain on lot 2 (0.14ac).  
Proposed dwelling (#8826) on lot 1 (0.23ac).



## SALLIE M WALLER PROPERTY 2

ALIAS

REFERENCE # **500326001** DEVELOPMENT TRACK **MINOR** MINOR SUB # **08085M**

LOCATION **E/S FALLS RD, S OF BENSON MILL RD**

DEVELOPMENT TYPE **SFD**

CONDO **No**

TAX MAP **027**

PLAN SUBMITTED **10/3/2008**

PLAN APPROVAL **11/21/2011**

#PROPOSED	#DEVELOPED	EXISTING	LOTS/UNIT	0	BLOCK	13	RPD	302
UNITS/LOTS	UNITS/LOTS	UNITS/LOTS	UNITS/LOTS	0	PARCEL	252	TAZ	433
SFD	DVLP SFD	ZONING1	ACRES	19.975			LMA	APPA
SFSD	DVLP SFSD	ZONING2	ACRES	0			ZIP	21152
SFA	DVLP SFA	ZONING3	ACRES	0	CENSUS TRACT	405000	BLOCK GROUP	4050002
MULTIFAM	DVLP MFAM	TOTAL ACREAGE	19.975	COUNCIL DISTRICT	3			
SPECIAL	DVLP SPECIAL							
OTHER	DVLP OTHER							

COMMENTS: Proposed dwelling (#15833 Falls Rd) on lot 1 (14.48ac) and (#15837) lot 2 (5.50ac).





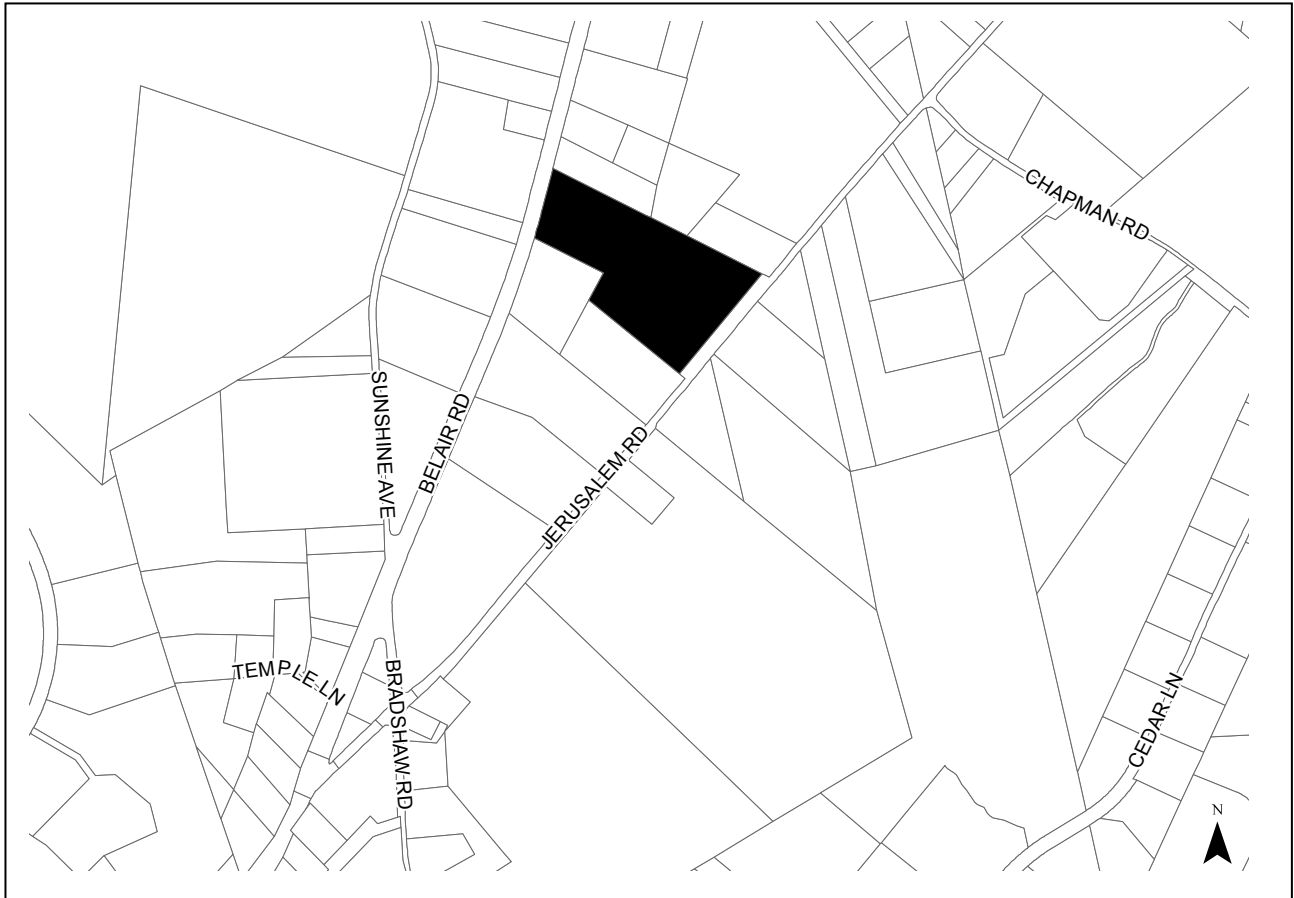
# SCHWANDTNER PROPERTY

ALIAS

REFERENCE # **1100982003** DEVELOPMENT TRACK **MINOR** MINOR SUB # **07063M**

LOCATION <b>E/S BELAIR RD W/S JERUSALEM RD</b>		CONDO <b>No</b>		TAX MAP <b>055</b>	PLAN SUBMITTED <b>4/26/2007</b>
DEVELOPMENT TYPE <b>SFD</b>		EXISTING		BLOCK <b>20</b>	PLAN APPROVAL <b>12/21/2011</b>
#PROPOSED	#DEVELOPED	LOTS/UNIT	<b>1</b>	PARCEL <b>159</b>	
UNITS/LOTS <b>2</b>	UNITS/LOTS <b>1</b>				RPD <b>318</b>
SFD <b>2</b>	DVLP SFD <b>1</b>				TAZ <b>627</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>				LMA <b>RRA</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 5</b>	ACRES <b>3.7027</b>		ZIP <b>21087</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2	ACRES <b>0</b>		CENSUS TRACT <b>411102</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3	ACRES <b>0</b>		BLOCK GROUP <b>4111023</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	TOTAL ACREAGE	<b>3.7027</b>	COUNCIL DISTRICT <b>3</b>	

COMMENTS: Existing dwelling (#12001 Belair Rd) to remain on lot 1 (2.13ac). Proposed dwelling (#12004 Jerusalem Rd) on lot 2 (1.50ac).





**Baltimore County**  
**Department of Planning**  
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105 W. Chesapeake Avenue, Suite 101  
Towson, Maryland 21204

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