



Baltimore County
Department of Planning

Quarterly
Subdivision Report
January 1, 2012 – March 31, 2012



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Introduction

Baltimore County Department of Planning is pleased to present the First Quarter 2012 Subdivision Report. This report tracks all development plans approved between January 1, 2012 and March 31, 2012. 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.

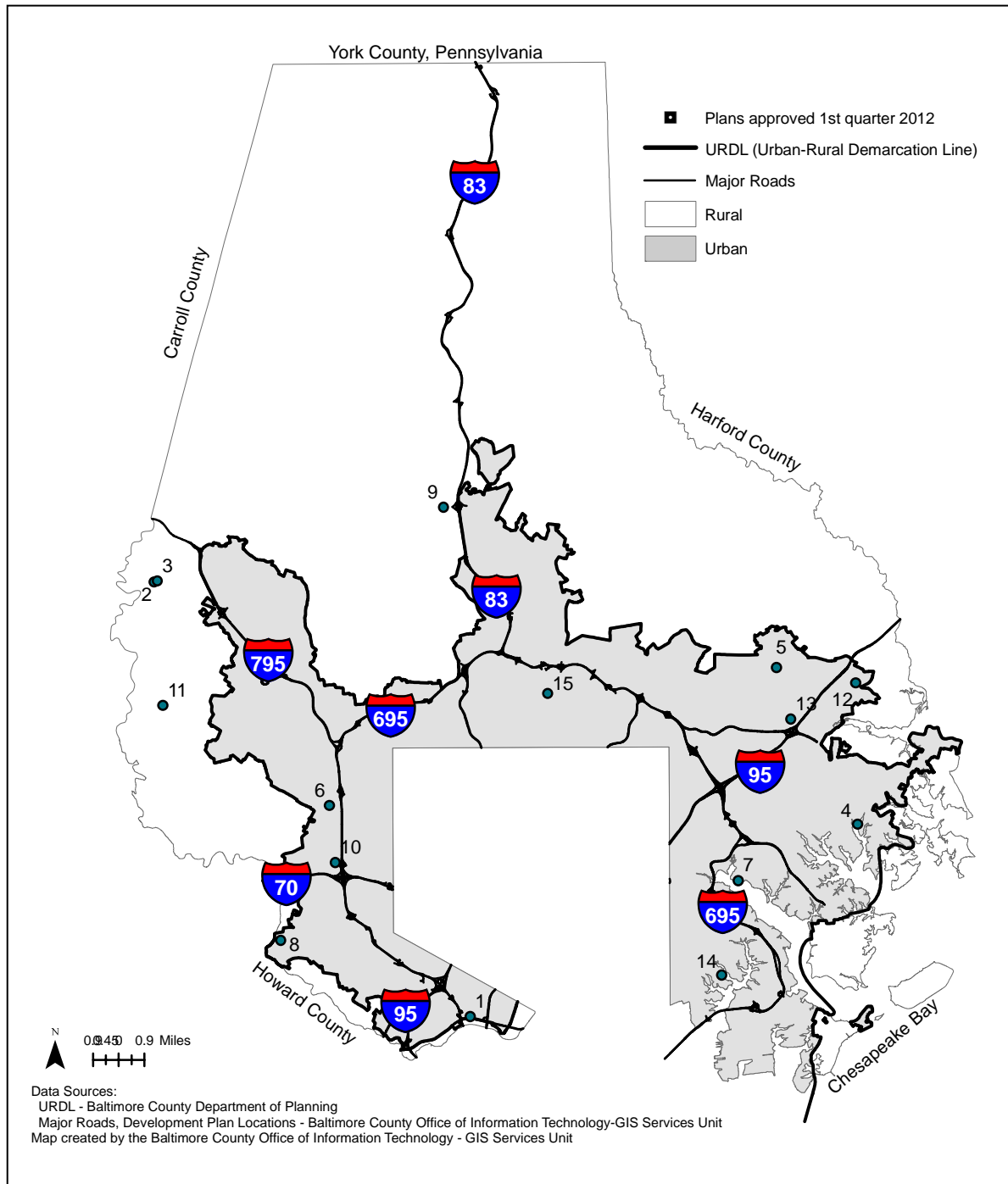
Implementation of these growth management policies are effective, evidenced by the fact that almost 55,000 acres of agricultural land are permanently preserved, working towards the goal of more than 80,000 acres in land preservation. Growth has been directed within the urban areas evidenced by the fact 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 first quarter of 2012. 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.

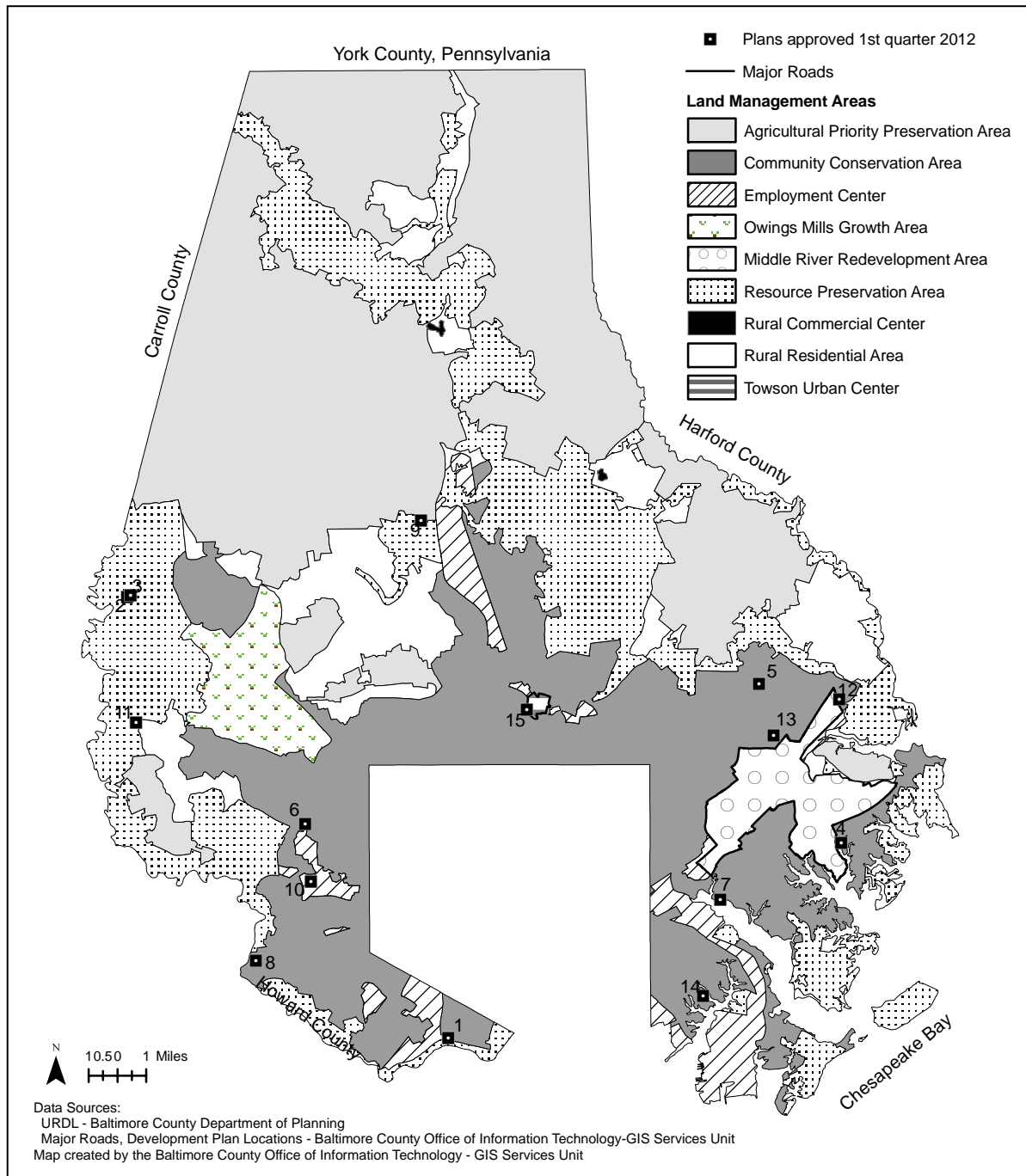
Development Summary

Between January 1, 2012 and March 31, 2012, 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). 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	3211 and 3215 Hammonds Ferry Road
2	Baltimore Museum of Art (BMA) Property Parcel 263
3	Baltimore Museum of Art (BMA) Property Parcel 631
4	Benson Richard Ward Property
5	Chapel Springs Senior Apartments PUD
6	Davidson Property
7	Essex Gateway Center
8	Ferrell Property
9	Kemp Family Trust Property
10	McDonalds Restaurant 1655 Belmont Avenue
11	Property of Wards Chapel Cemetery Association Inc
12	Rose Property
13	Silver Lake Daniel Property
14	The Villages at Sheltered Harbor (Alternative PUD)
15	Y of Central Maryland

The following map illustrates the location of development plans approved during the first quarter of 2012 in relation to the Land Management Areas (LMAs). This report will refer to the LMAs in a number of table and charts.



During the first 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, 1st Quarter 2012

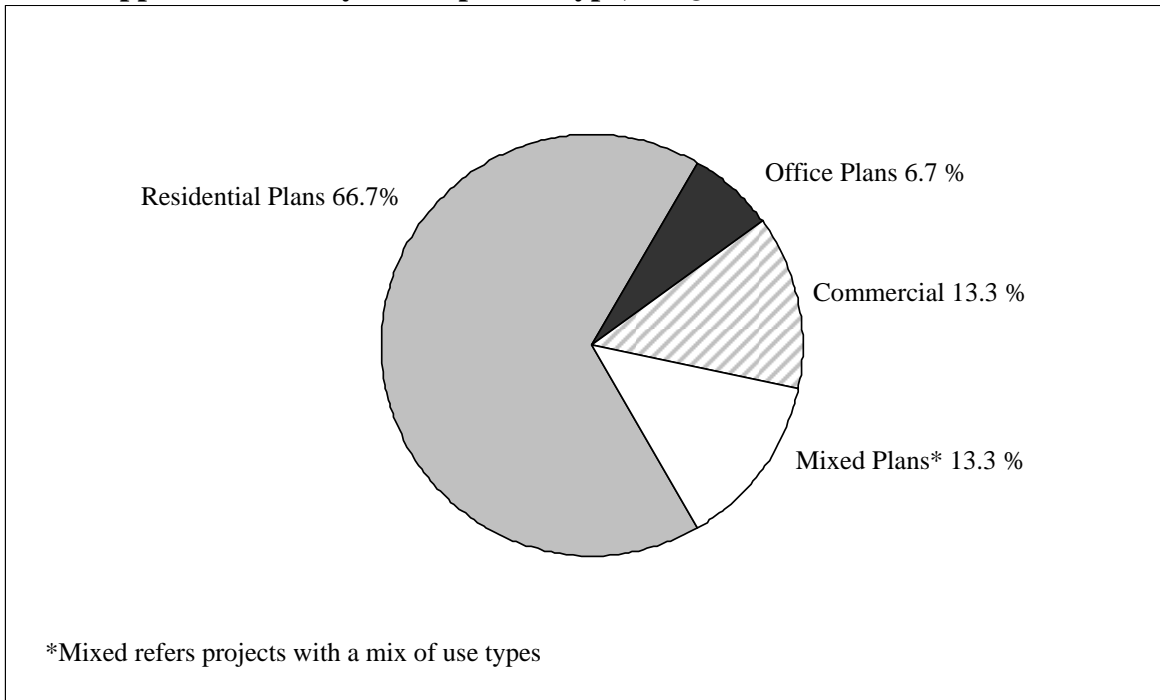
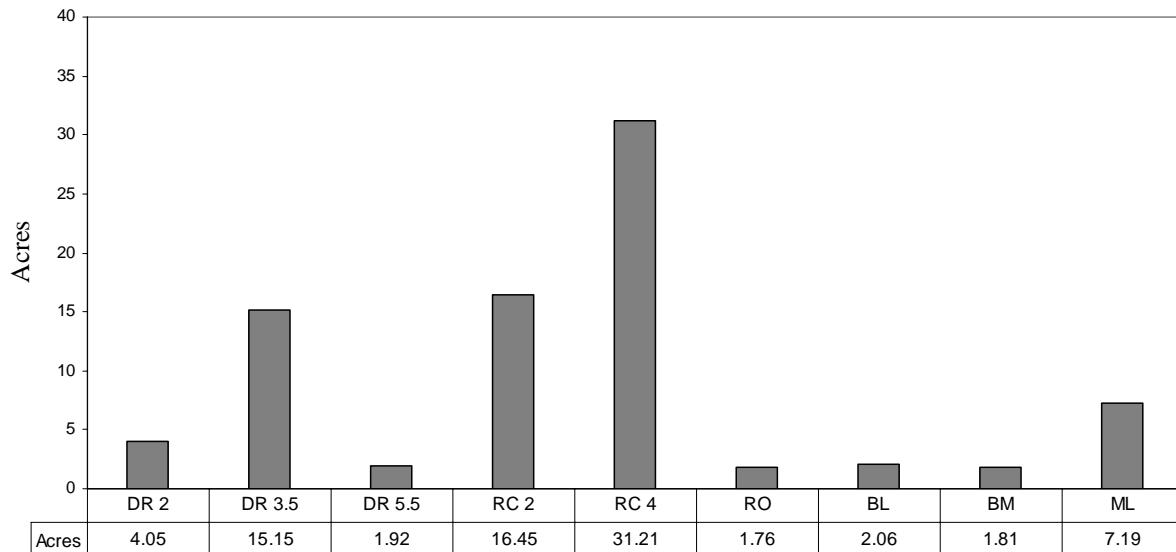


Chart 2. Total Acreage of Approved Plans by Zoning, 1st Quarter 2012



* ML includes ML and ML-IM

*BM includes BM and BM-AS

*DR 3.5 includes DR 3.5 and DR 3.5H

The next series of figures compares the first quarter of 2012 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, January 2011 to March 2012

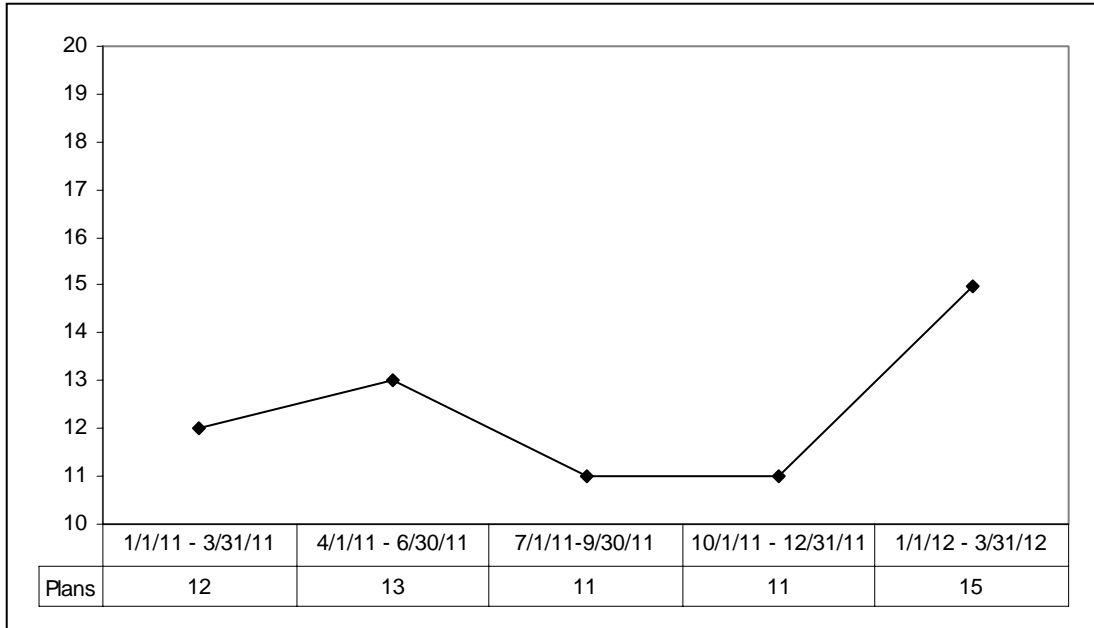
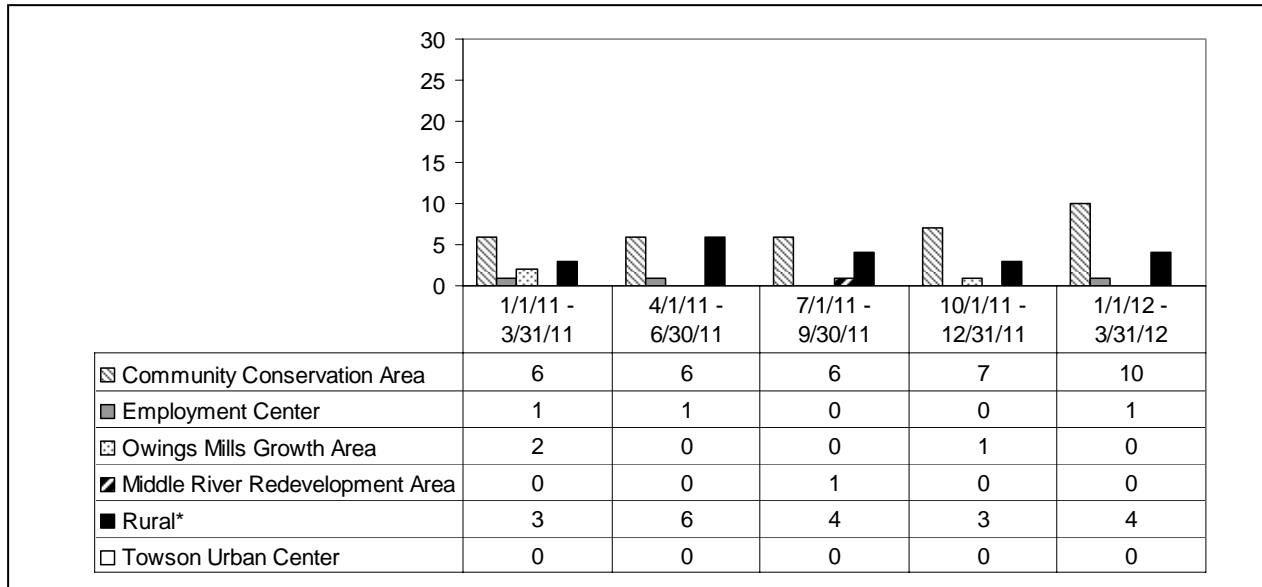


Chart 4. Total Approved Plans by Land Management Area, January 2011 to March 2012



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

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 first quarter of 2012, there were 11 plans approved for residential development. These plans will generate an additional 210 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 204 (or 97.1%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1).

Table 1. Approved Residential Plans within the URDL, 1st Quarter 2012

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Benson Richard Ward Property	SFD	CCA	0.81	DR 5.5	1	2	3.70
Chapel Springs Senior Apartments PUD	MFAM	CCA	12.72	DR 3.5H	129	0	10.14
Davidson Property	SFD	CCA	1.11	DR 5.5	1	1	1.80
Ferrell Property	SFD	CCA	2.78	DR 2	1	1	0.72
Rose Property	SFD	CCA	1.27	DR 2	1	1	1.58
Silver Lake Daniel Property	SFD	CCA	2.43	DR 3.5	2	1	1.23
The Villages at Sheltered Harbor (Alternative PUD)	SFA	CCA	5.30	ML-IM	69	0	13.02
TOTAL			26.42		204	6	

*Development Type:

SFD = Single Family Detached

SFA = Single Family Attached

MFAM = Multiple Family

**Land Management Areas:

CCA = Community Conservation Areas

Approved development plans located outside the URDL will generate 6 new lots/units as presented in Table 2. For the mixed use plan "Property of Wards Chapel Cemetery Association Inc, no new development is proposed.

Table 2. Approved Residential Plans Outside the URDL, 1st Quarter 2012

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Baltimore Museum of Art (BMA) Property Parcel 263	SFD	RPA	6.47	RC 4	2	0	0.31
Baltimore Museum of Art (BMA) Property Parcel 631	SFD	RPA	7.62	RC 4	2	0	0.26
Kemp Family Trust Property	SFD	RPA	17.12	RC 4	2	1	0.18
Property of Wards Chapel Cemetery Association Inc	SFD	RPA	16.45	RC 2	0	1	0.06
TOTAL			47.66		6	2	

*Development Type:

SFD = Single Family Detached

**Land Management Areas:

RPA - Resource Preservation 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 first quarter of 2012 in comparison to the previous four quarters.

Chart 5. Approved New Residential Lots/Units by Housing Type, January 2011 to March 2012

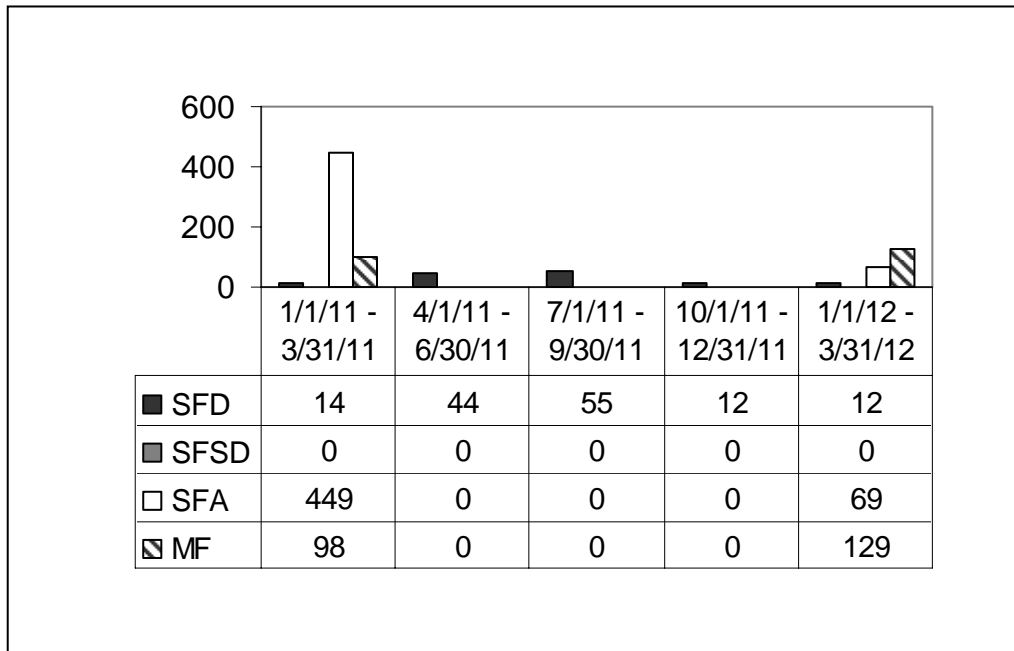
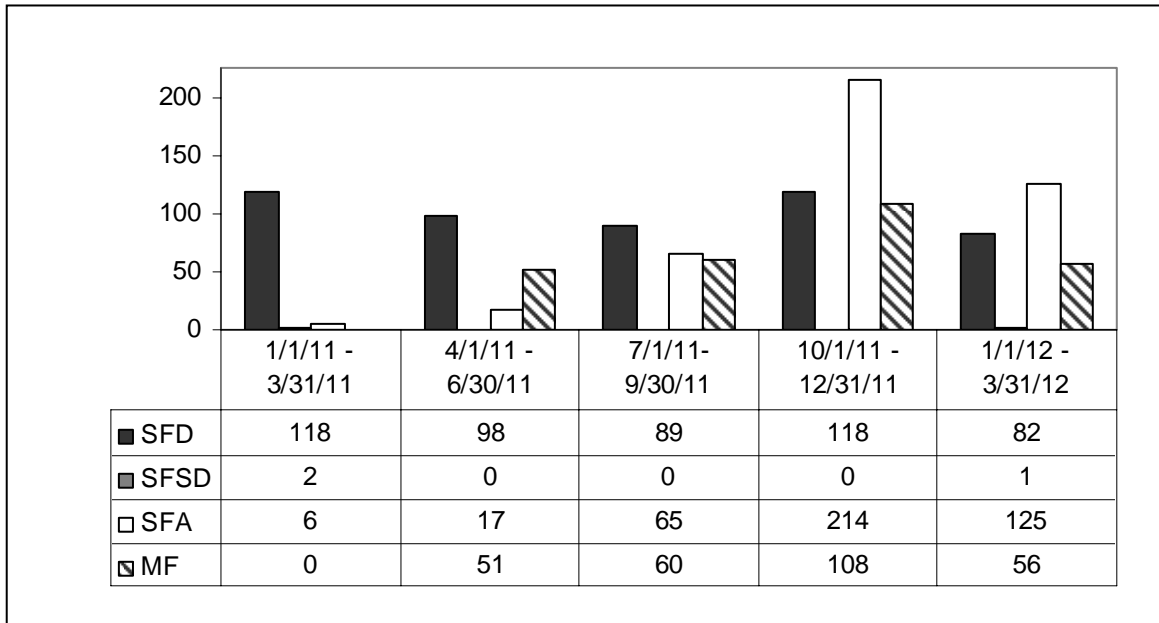


Table 3. Approved New Residential Lots/Units by Land Management Area, January 2011 to March 2012

Land Management Area*	1/1/11 - 3/31/11	4/1/11 - 6/30/11	7/1/11 - 9/30/11	10/1/11 - 12/31/11	1/1/12 - 3/31/12
Agricultural Priority Preservation Area	3	11	4	4	0
Community Conservation	32	31	32	6	204
Employment Center	0	0	0	0	0
Owings Mills Growth Area	523	0	0	1	0
Middle River Redevelopment Area	0	0	0	0	0
Resource Preservation Area	0	0	19	0	6
Rural Commercial Center	0	0	0	0	0
Rural Residential Area	3	2	0	1	0
Towson Urban Center	0	0	0	0	0
Total	561	44	55	12	210

During the first quarter of 2012, 264 residential units were issued occupancy permits. The types of residential units issued occupancy permits between January 2011 and March 2012 are displayed in Chart 6.

Chart 6. Number of Units with Occupancy Permits by Dwelling Type, January 2011 to March 2012



Non-Residential Development

There were 5 plans approved for non-residential development during the first quarter of 2012 (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 mixed use plan “Property of Wards Chapel Cemetery Association Inc”, the non-residential part of the plan is an existing graveyard. For the “Y of Central Maryland” plan, the existing buildings will be converted to new uses.

Table 4. Approved Non-Residential Plans, 1st Quarter 2012

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
3211 and 3215 Hammonds Ferry Road	OFFICE	CCA	1.89	ML	20,000
Essex Gateway Center	COMMERCIAL	CCA	2.06	BL	21,025
McDonalds Restaurant 1655 Belmont Avenue	COMMERCIAL	EC	1.83	BM, BM-AS	4,377
Property Of Wards Chapel Cemetery Association Inc	OTHER	RPA	16.45	RC 2	0
Y Of Central Maryland	INSTITUTION, OFFICE	CCA	1.76	RO	0
Total			23.99		45,402

*Land Management Area:

CCA – Community Conservation Area

EC – Employment Center

RPA – Resource Preservation Area

Table 5. Approved Non-Residential Plans, New Square Footage, 1st Quarter 2012

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	-	-	-	-	0
Community Conservation	21,025	20,000	-	-	41,025
Employment Center*	4,377	-	-	-	4,377
Growth Area - Owings Mills	-	-	-	-	0
Middle River Redevelopment Area	-	-	-	-	0
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential	-	-	-	-	0
Urban Center	-	-	-	-	0
Total	25,402	20,000	0	0	45,402

*Employment Center includes Employment Center in Hunt Valley

Appendix

Project Data

This section of the report presents data for individual projects approved during the first quarter of 2012. 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 Department 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>
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.

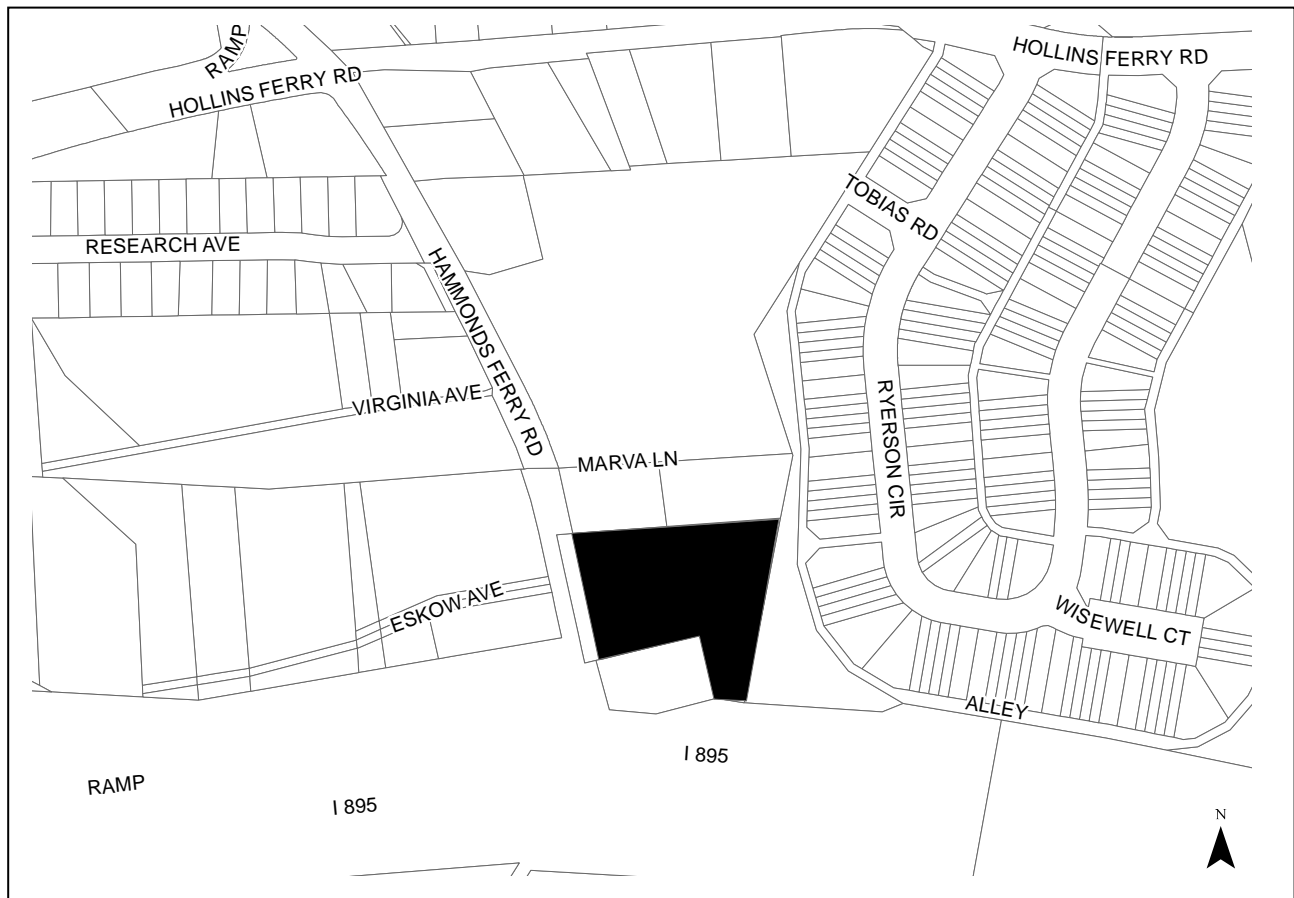
3211 AND 3215 HAMMONDS FERRY ROAD

REFERENCE # **1300220001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **10056** RPD **325** TAZ **700** COUNCIL DISTRICT **1**
 ALIAS

LOCATION **E/S HAMMONDS FERRY RD S OF HOLLINS FERRY RD**

TAX MAP 109	BLOCK 8	PARCEL 487	ZIP 21227
DEVELOPMENT TYPE OFFICE		PLAN SUBMITTED 1/18/2011	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 2/9/2012	
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE W 2
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 430300
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.888	BLOCK GROUP 4303001
SFA 0	DVLP SFA 0	ZONING1 ML ACRES 1.888	DEED REF 16402/659
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 2	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Existing buildings to be razed. Proposed Office (#3211 Hammonds Ferry Rd-10,000sf) on lot 1 (0.81ac) and Office (#3215-10,000sf) on lot 2 (1.08ac).



BALTIMORE MUSEUM OF ART (BMA) PROPERTY PARCEL 263

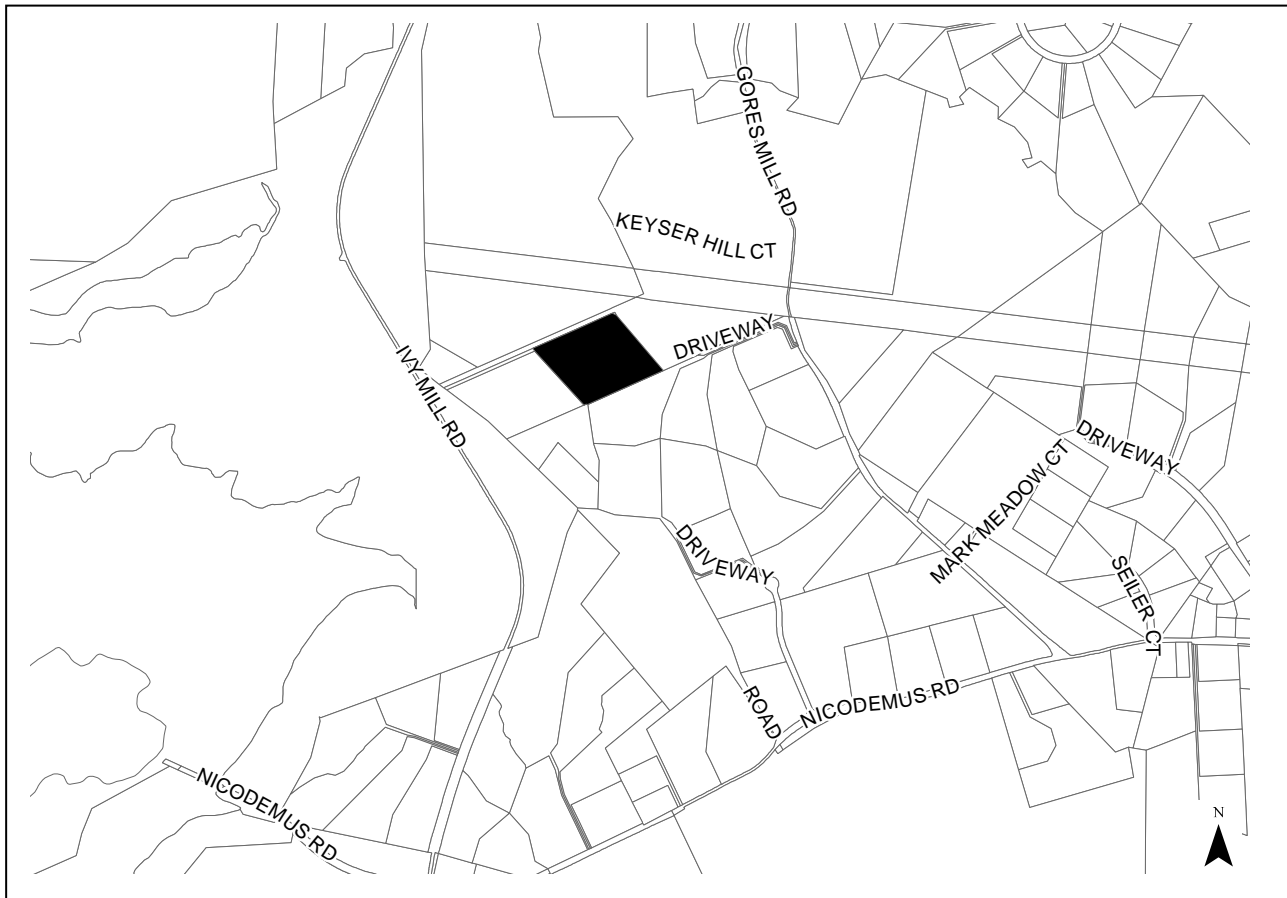
REFERENCE # **400717001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **09037M** RPD **303** TAZ **437** COUNCIL DISTRICT **4**

ALIAS

LOCATION **W/S GORES MILL RD, N OF NICODEMUS RD**

TAX MAP 048	BLOCK 13	PARCEL 263	ZIP 21136
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 7/27/2009	LMA RPA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 2/27/2012	
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 404800
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 6.47	BLOCK GROUP 4048001
SFA 0	DVLP SFA 0	ZONING1 RC 4 ACRES 6.47	DEED REF 5974/158
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 (#12018 Gores Mill Rd) on lot 1 (3.45ac) and (#12016) on lot 2 (3.02ac).



BALTIMORE MUSEUM OF ART (BMA) PROPERTY PARCEL 631

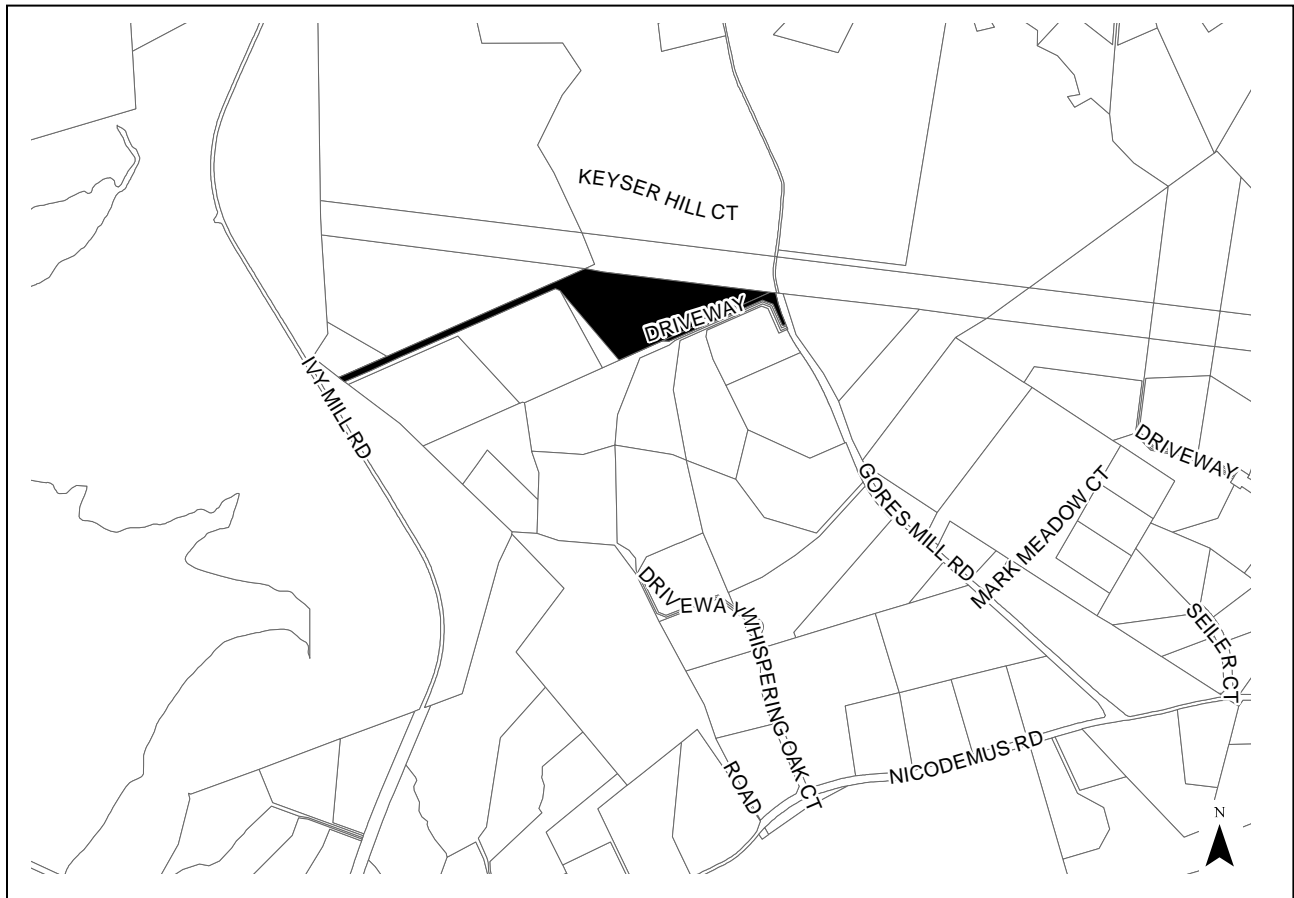
REFERENCE # **400718001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **09038M** RPD **303** TAZ **437** COUNCIL DISTRICT **4**

ALIAS

LOCATION **W/S GORES MILL RD, N OF NICODEMUS RD**

TAX MAP 048	BLOCK 13	PARCEL 631	ZIP 21136
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 7/27/2009	LMA RPA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 2/27/2012	
UNITS/LOTS 2	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE NS
SFD 2	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 404800
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 7.621	BLOCK GROUP 4048001
SFA 0	DVLP SFA 0	ZONING1 RC 4 ACRES 7.621	DEED REF 6114/295
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 (#12022 Gores Mill Rd) on lot 1 (3.56ac) and (#12020) lot 2 (4.06ac).



CHAPEL SPRINGS SENIOR APARTMENTS PUD

REFERENCE # **1100991002** DEVELOPMENT TRACK **PUD**
 MINOR SUB # RPD **317** TAZ **602** COUNCIL DISTRICT **5**
 ALIAS

LOCATION **END OF DIETZ PL, E OF BELAIR RD**

TAX MAP 072	BLOCK 03	PARCEL P/O 723	ZIP 21128
DEVELOPMENT TYPE MFAM		PLAN SUBMITTED 7/6/2011	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 3/19/2012	
UNITS/LOTS 129	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 12.717	BLOCK GROUP 4113043
SFA 0	DVLP SFA 0	ZONING1 DR 3.5H ACRES 12.717	DEED REF 26056/21
MULTIFAM 129	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:



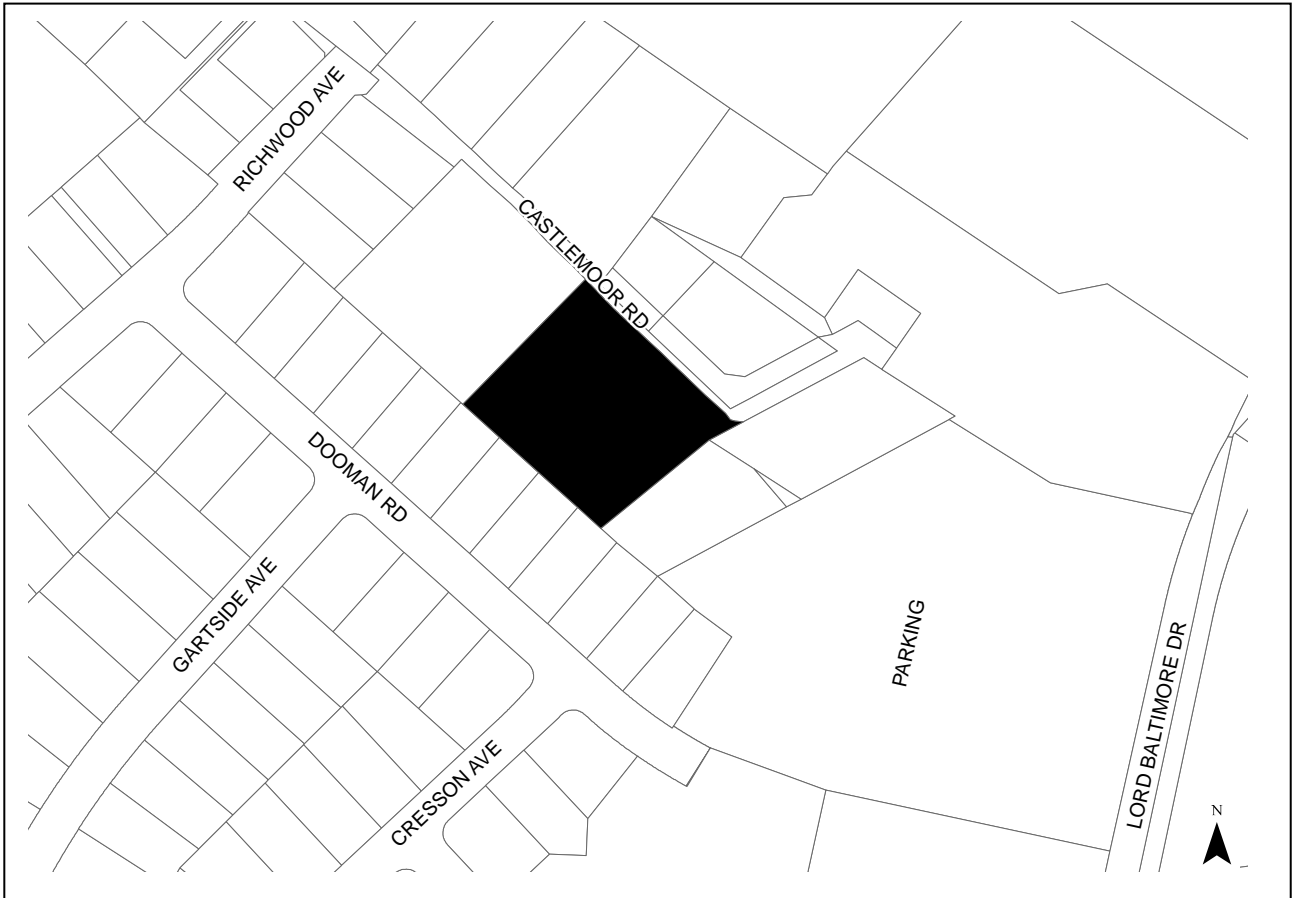
DAVIDSON PROPERTY

REFERENCE # **200766001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **11004M** RPD **319** TAZ **634** COUNCIL DISTRICT **4**
 ALIAS

LOCATION **SW/S CASTLEMOOR RD, NW OF LORD BALTIMORE DR**

TAX MAP 087	BLOCK 06	PARCEL 88	ZIP 21244
DEVELOPMENT TYPE SFD	PLAN SUBMITTED 3/8/2011	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 3/23/2012	
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE C 3
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 402303
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.112	BLOCK GROUP 4023032
SFA 0	DVLP SFA 0	ZONING1 DR 5.5 ACRES 1.112	DEED REF 5687/798
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 1	

COMMENTS: Existing dwelling (#7305 Castlemoor Rd) to remain on lot 1 (0.50ac). Proposed dwelling (#7303) on lot 2 (0.47ac).



ESSEX GATEWAY CENTER

REFERENCE # **1500971001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **11019** RPD **328** TAZ **728** COUNCIL DISTRICT **7**
 ALIAS **RIVERVIEW SQUARE (FKA)**
 LOCATION **E COR EASTERN BLVD AND VIRGINIA AVE**
 TAX MAP **097** BLOCK **07** PARCEL **455, 701, 1039, P/O 219 (LOT 1)** ZIP **21221**
 DEVELOPMENT TYPE **COMMERCIAL** PLAN SUBMITTED **6/15/2011** LMA **CCA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **1/11/2012** SEWERSHED **38**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL WATER ZONE **F**
 SFD **0** DVLP SFD **0** PLAT RECORDED CENSUS TRACT **450400**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **2.06** BLOCK GROUP **4504001**
 SFA **0** DVLP SFA **0** ZONING1 **BL** ACRES **2.06** DEED REF **19024/288**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** PLAT REF
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** CONDO **No**
 OTHER **2** DVLP OTHER **1** EXISTING LOTS/UNITS **1**

COMMENTS: DRC#041310E. Existing diner (#15 Eastern Blvd) to remain. Existing building to be razed. Proposed commercial use building (#25 Eastern Blvd-21,025sf).



FERRELL PROPERTY

REFERENCE # **100565001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **09065M** RPD **323** TAZ **682** COUNCIL DISTRICT **1**

ALIAS

LOCATION **NS HOLLOW RD, E OF MARY JO WY**

TAX MAP 100	BLOCK 03	PARCEL P/O 735	ZIP 21043
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 11/23/2009	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 2/7/2012	
UNITS/LOTS 2	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE C 4
SFD 2	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 401503
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 2.78	BLOCK GROUP 4015034
SFA 0	DVLP SFA 0	ZONING1 DR 2 ACRES 2.78	DEED REF 23143/586
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 1	

COMMENTS: Existing dwelling (#515A Oella Ave) to remain on lot 1 (2.21ac). Proposed dwelling (#750 Hollow Rd) on lot 2 (0.52ac).



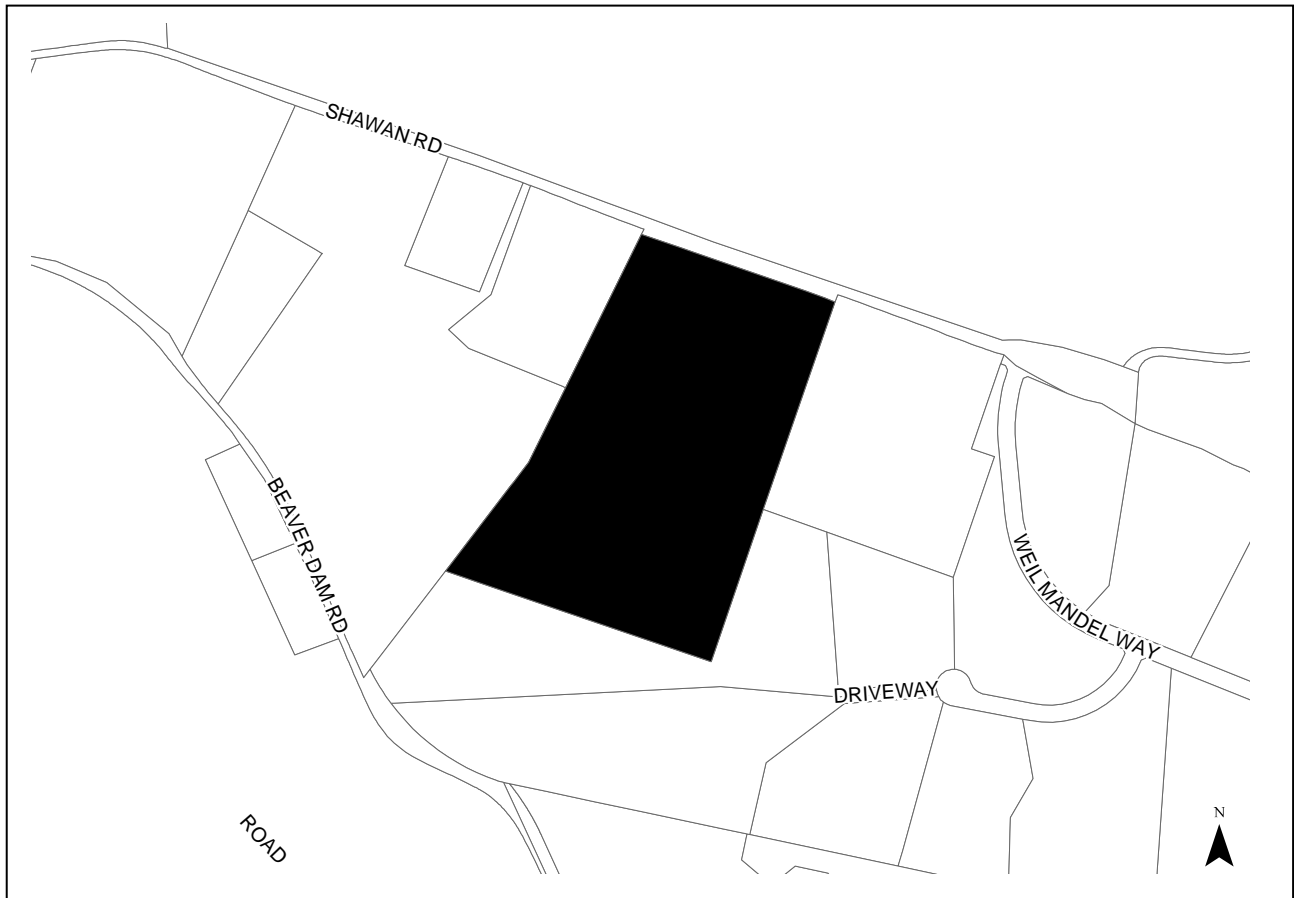
KEMP FAMILY TRUST PROPERTY

REFERENCE # **800874001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **08058M** RPD **307** TAZ **476** COUNCIL DISTRICT **3**
 ALIAS

LOCATION **S/S SHAWAN RD, E OF BEAVER DAM RD**

TAX MAP 042	BLOCK 13	PARCEL 51	ZIP 21030
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 7/29/2008	LMA RPA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 3/9/2012	
UNITS/LOTS 3	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE NS
SFD 3	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 408301
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 17.1154	BLOCK GROUP 4083011
SFA 0	DVLP SFA 0	ZONING1 RC 4	ACRES 17.115
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 14309/520
			PLAT REF
			CONDO No

COMMENTS: Existing dwelling (#821 Shawan Rd) to remain on lot 1 (11.99ac). Proposed dwelling (#827) on lot 2 (2.15ac) and (#829) on lot 3 (2.51ac).



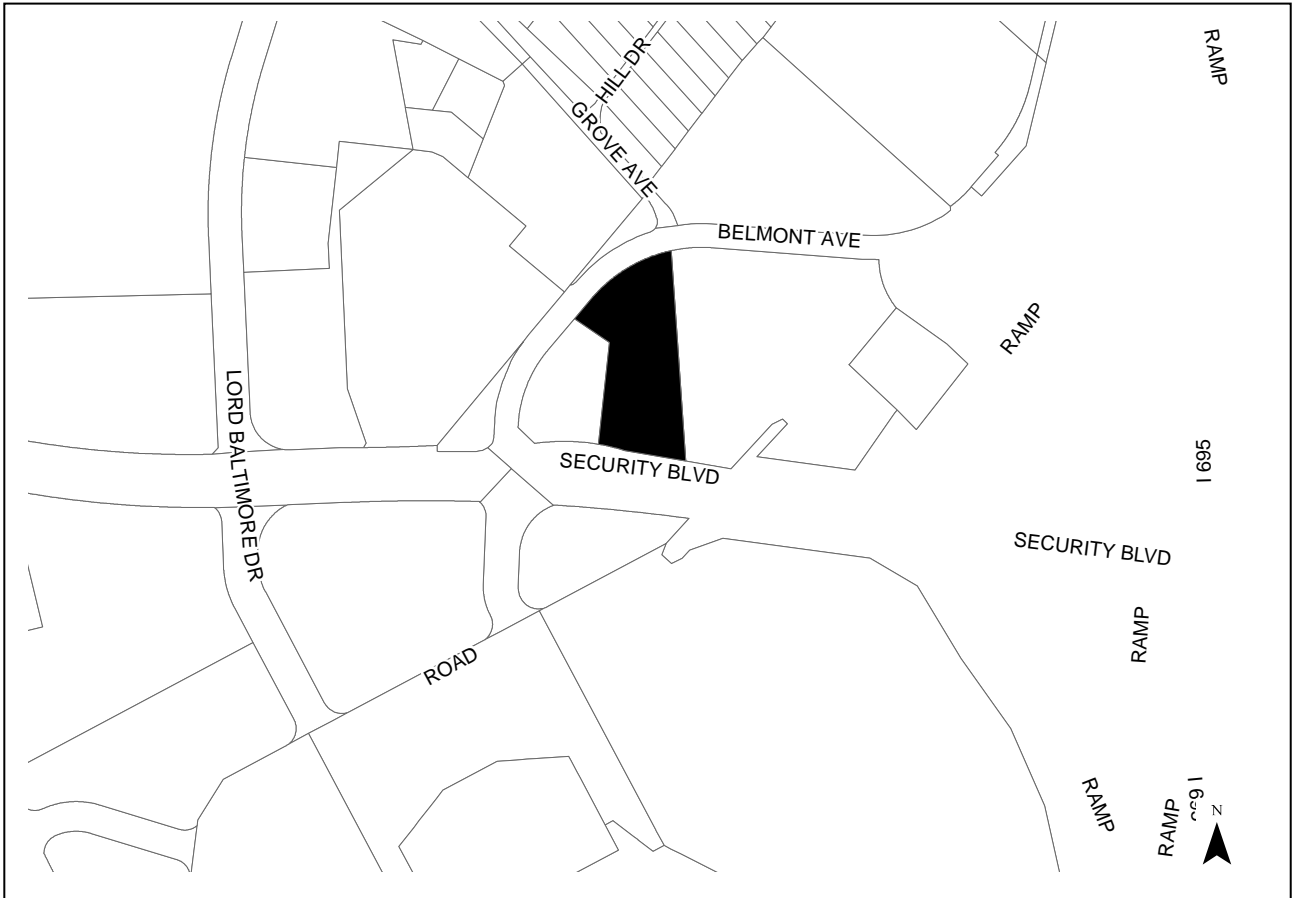
MCDONALDS RESTAURANT 1655 BELMONT AVENUE

REFERENCE # **100180001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **11031** RPD **323** TAZ **673** COUNCIL DISTRICT **1**
 ALIAS

LOCATION **SE/S BELMONT AVE, N OF SECURITY BLVD**

TAX MAP 094	BLOCK 06	PARCEL 355	ZIP 21244
DEVELOPMENT TYPE COMMERCIAL	PLAN SUBMITTED 10/11/2011	LMA EC	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 1/18/2012	
UNITS/LOTS 1	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE C 4
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 401501
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.832	BLOCK GROUP 4015011
SFA 0	DVLP SFA 0	ZONING1 BM ACRES 1.76	DEED REF 20914/62
MULTIFAM 0	DVLP MFAM 0	ZONING2 BM-AS ACRES 0.05	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 1	DVLP OTHER 0	EXISTING LOTS/UNITS 0	

COMMENTS: Existing McDonalds (#1655 Belmont Ave) to be razed and rebuilt.



PROPERTY OF WARDS CHAPEL CEMETERY ASSOCIATION INC

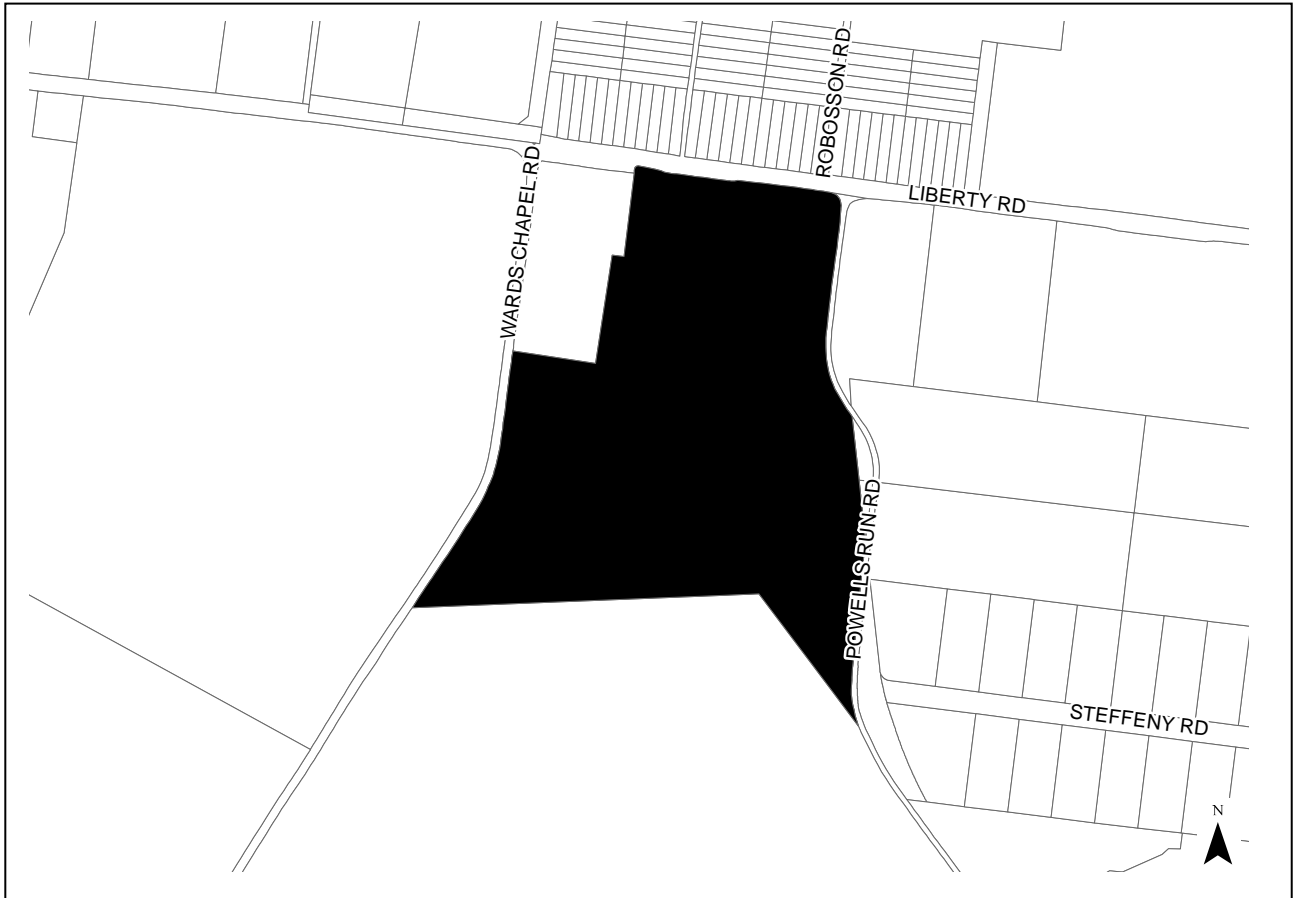
REFERENCE # **200757001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **09051M** RPD **311** TAZ **513** COUNCIL DISTRICT **4**

ALIAS

LOCATION **SW COR LIBERTY RD AND POWELLS RUN RD**

TAX MAP 066	BLOCK 13	PARCEL 367, g14 p/o 282 (block A, lot 12,	ZIP 21133	
DEVELOPMENT TYPE MIXED	PLAN SUBMITTED 9/29/2009	LMA RPA		
#PROPOSED	#DEVELOPED	PLAN APPROVAL 2/7/2012		
UNITS/LOTS 2	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE NS	
SFD 1	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 402201	
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 16.45	BLOCK GROUP 4022012	
SFA 0	DVLP SFA 0	ZONING1 RC 2	ACRES 16.45	DEED REF 1383/31
MULTIFAM 0	DVLP MFAM 0	ZONING2	ACRES 0	PLAT REF
SPECIAL 0	DVLP SPECIAL 0	ZONING3	ACRES 0	CONDO No
OTHER 1	DVLP OTHER 1	EXISTING LOTS/UNITS 2		

COMMENTS: Purpose of the plan is to create separate lots for the existing dwelling (#4400 Powells Run Rd) on lot 1 (3.350ac) and the existing graveyard on parcel A (13.10ac).



ROSE PROPERTY

REFERENCE # **1101104001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **10050M** RPD **317** TAZ **607** COUNCIL DISTRICT **5**
 ALIAS **RESUB OF DARRYL GARDENS (block B, lot 12)**
 LOCATION **SW/S STATION RD, NE OF ALLENDER RD**
 TAX MAP **073** BLOCK **02** PARCEL **p/o 319 (block B, lot 12)** ZIP **21162**
 DEVELOPMENT TYPE **SFD** PLAN SUBMITTED **12/3/2010** LMA **CCA**
 #PROPOSED #DEVELOPED PLAN APPROVAL **2/22/2012**
 UNITS/LOTS **2** UNITS/LOTS **1** PLAT APPROVAL
 SFD **2** DVLP SFD **1** PLAT RECORDED WATER ZONE **E 2**
 SFSD **0** DVLP SFSD **0** TOTAL ACREAGE **1.266** CENSUS TRACT **411302**
 SFA **0** DVLP SFA **0** ZONING1 **DR 2** ACRES **1.266** BLOCK GROUP **4113021**
 MULTIFAM **0** DVLP MFAM **0** ZONING2 ACRES **0** DEED REF **16716/124**
 SPECIAL **0** DVLP SPECIAL **0** ZONING3 ACRES **0** PLAT REF
 OTHER **0** DVLP OTHER **0** EXISTING LOTS/UNITS **1** CONDO **No**

COMMENTS: Existing dwelling (#5721 Station Rd) to remain on lot 12 (0.49ac). Proposed dwelling (#5721A) on lot 12A (0.77ac).



SILVER LAKE DANIEL PROPERTY

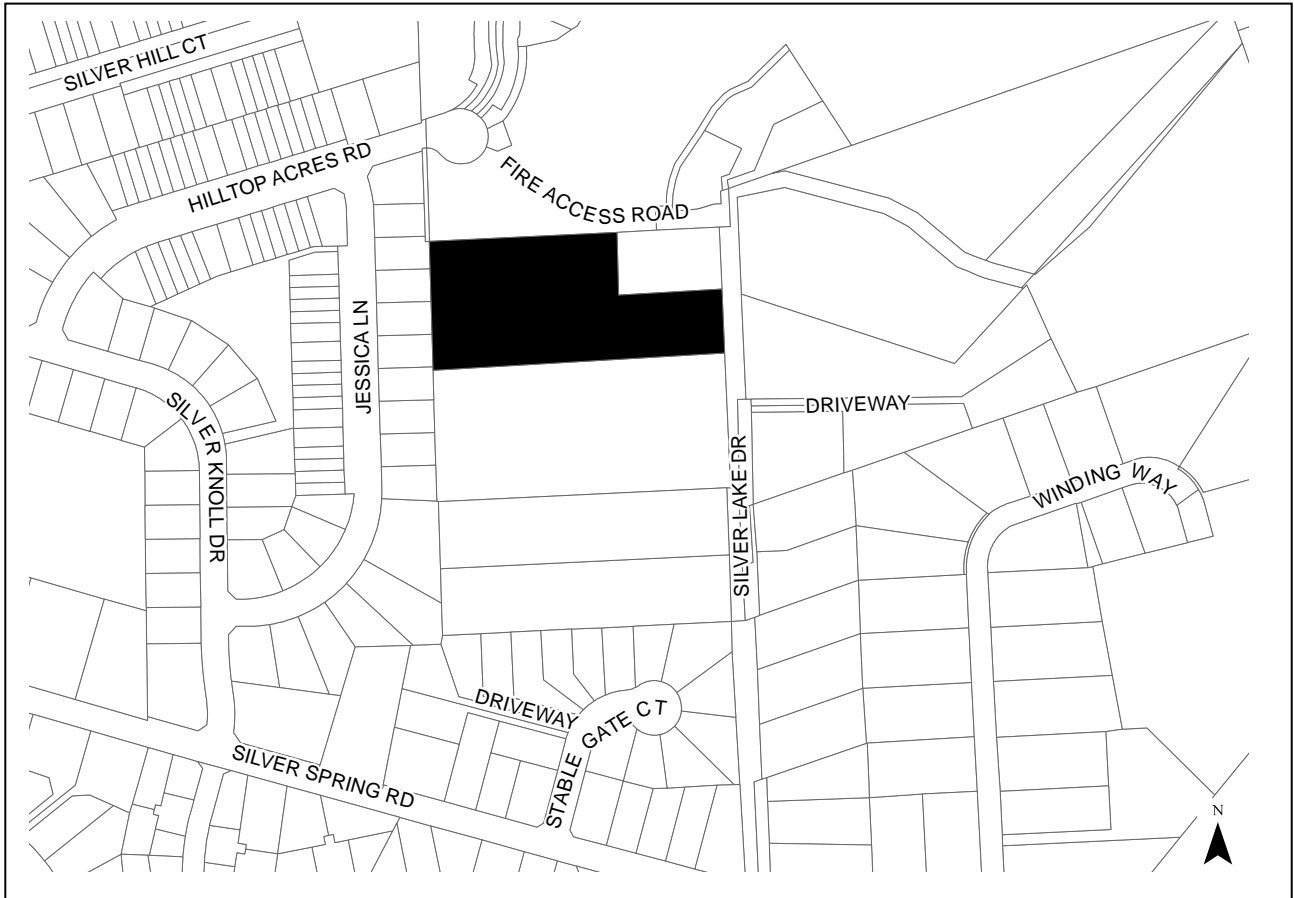
REFERENCE # **1101107001** DEVELOPMENT TRACK **MINOR**
 MINOR SUB # **11001M** RPD **317** TAZ **606** COUNCIL DISTRICT **5**

ALIAS

LOCATION **W/S SILVER LAKE DR, N OF SILVER SPRING RD**

TAX MAP 072	BLOCK 22	PARCEL 505	ZIP 21128
DEVELOPMENT TYPE SFD		PLAN SUBMITTED 2/10/2011	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 3/27/2012	
UNITS/LOTS 3	UNITS/LOTS 1	PLAT APPROVAL	WATER ZONE E 2
SFD 3	DVLP SFD 1	PLAT RECORDED	CENSUS TRACT 411304
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 2.432	BLOCK GROUP 4113044
SFA 0	DVLP SFA 0	ZONING1 DR 3.5 ACRES 2.432	DEED REF 29992/195
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 1	

COMMENTS: Existing dwelling (#8630 Silver Lake Dr) to remain on lot 3 (0.47ac). Proposed dwelling (#8628) on lot 1 (1.36ac) and (#8628A) lot 2 (0.59ac).



THE VILLAGES AT SHELTERED HARBOR (ALTERNATIVE PUD)

REFERENCE # **1200141002** DEVELOPMENT TRACK **PUD**
 MINOR SUB # RPD **329** TAZ **740** COUNCIL DISTRICT **7**
 ALIAS

LOCATION **E/S CHESTERWOOD RD, N OF STANSBURY RD EXTENDED**

TAX MAP 103	BLOCK 24	PARCEL 737	ZIP 21222
DEVELOPMENT TYPE SFA	PLAN SUBMITTED 9/30/2010	LMA CCA	
#PROPOSED	#DEVELOPED	PLAN APPROVAL 1/3/2012	
UNITS/LOTS 69	UNITS/LOTS 0	PLAT APPROVAL	WATER ZONE F
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 420200
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 5.3	BLOCK GROUP 4202002
SFA 69	DVLP SFA 0	ZONING1 ML-IM ACRES 5.3	DEED REF 26226/720
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: This was submitted as an alternate to the already approved and platted (78/445) project Shelter Harbor (144 condos).



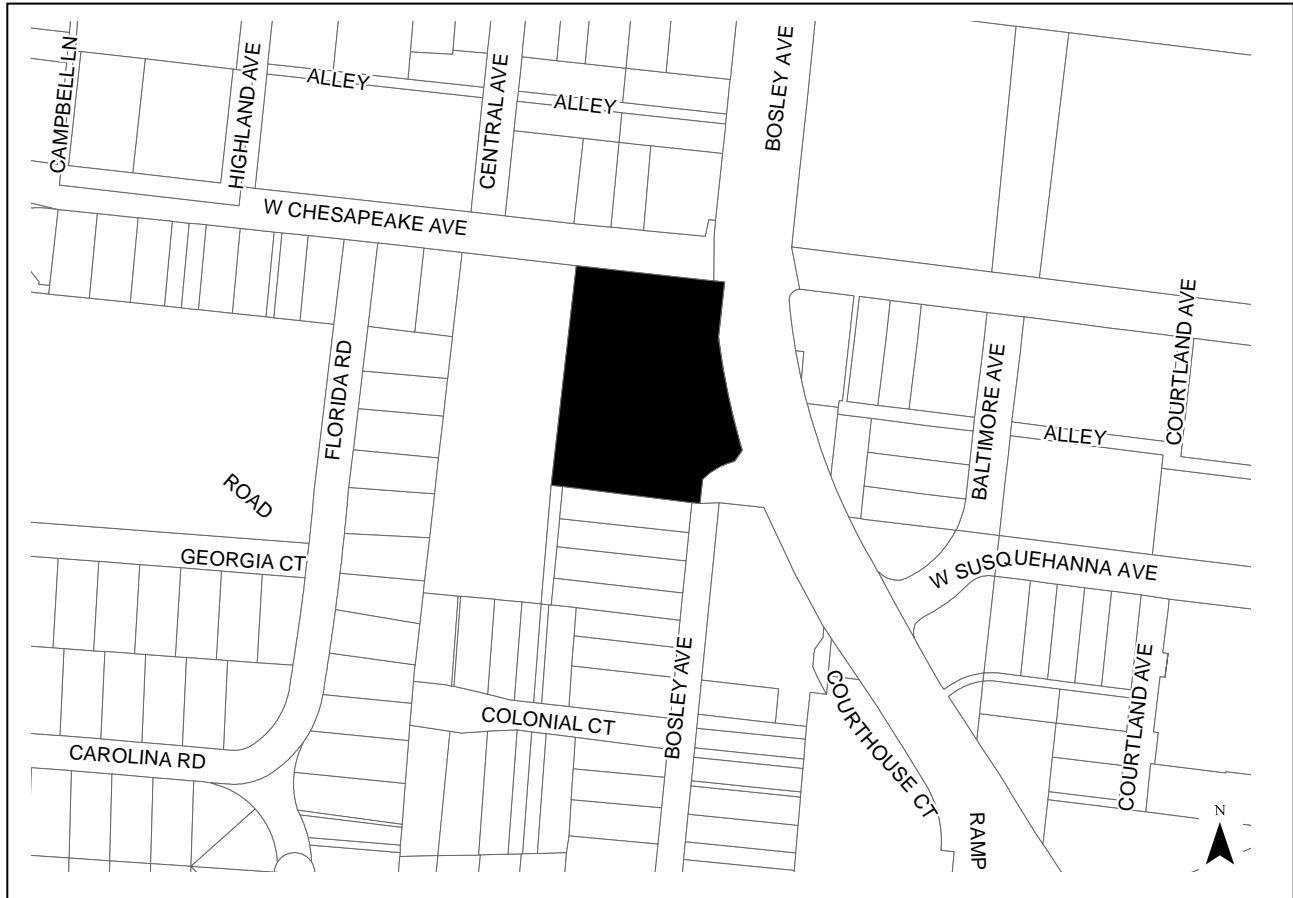
Y OF CENTRAL MARYLAND

REFERENCE # **900828001** DEVELOPMENT TRACK **LIMITED**
 MINOR SUB # **11010** RPD **315** TAZ **566** COUNCIL DISTRICT **5**
 ALIAS

LOCATION **SW COR BOSLEY AVE AND W CHESAPEAKE AVE**

TAX MAP 070	BLOCK 8	PARCEL 195 and block 10, parcel 37	ZIP 21204
DEVELOPMENT TYPE MIXED		PLAN SUBMITTED 4/26/2011	LMA CCA
#PROPOSED	#DEVELOPED	PLAN APPROVAL 3/14/2012	
UNITS/LOTS 2	UNITS/LOTS 2	PLAT APPROVAL	WATER ZONE T 4
SFD 0	DVLP SFD 0	PLAT RECORDED	CENSUS TRACT 490703
SFSD 0	DVLP SFSD 0	TOTAL ACREAGE 1.76	BLOCK GROUP 4907032
SFA 0	DVLP SFA 0	ZONING1 RO ACRES 1.76	DEED REF 30126/1
MULTIFAM 0	DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF 79/231
SPECIAL 0	DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No
OTHER 2	DVLP OTHER 2	EXISTING LOTS/UNITS 2	

COMMENTS: Existing school (#301 W. Chesapeake Ave) to be converted in to a group child care center (7600sf) and existing building (#303) to be converted into an office (10,800sf).





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

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