



**Baltimore County**  
**Department of Planning**

**Quarterly**  
**Subdivision Report**  
July 1, 2012 –September 30, 2012



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## **Introduction**

Baltimore County Department of Planning is pleased to present the Third Quarter 2012 Subdivision Report. This report tracks all development plans approved between July 1, 2012 and September 30, 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.

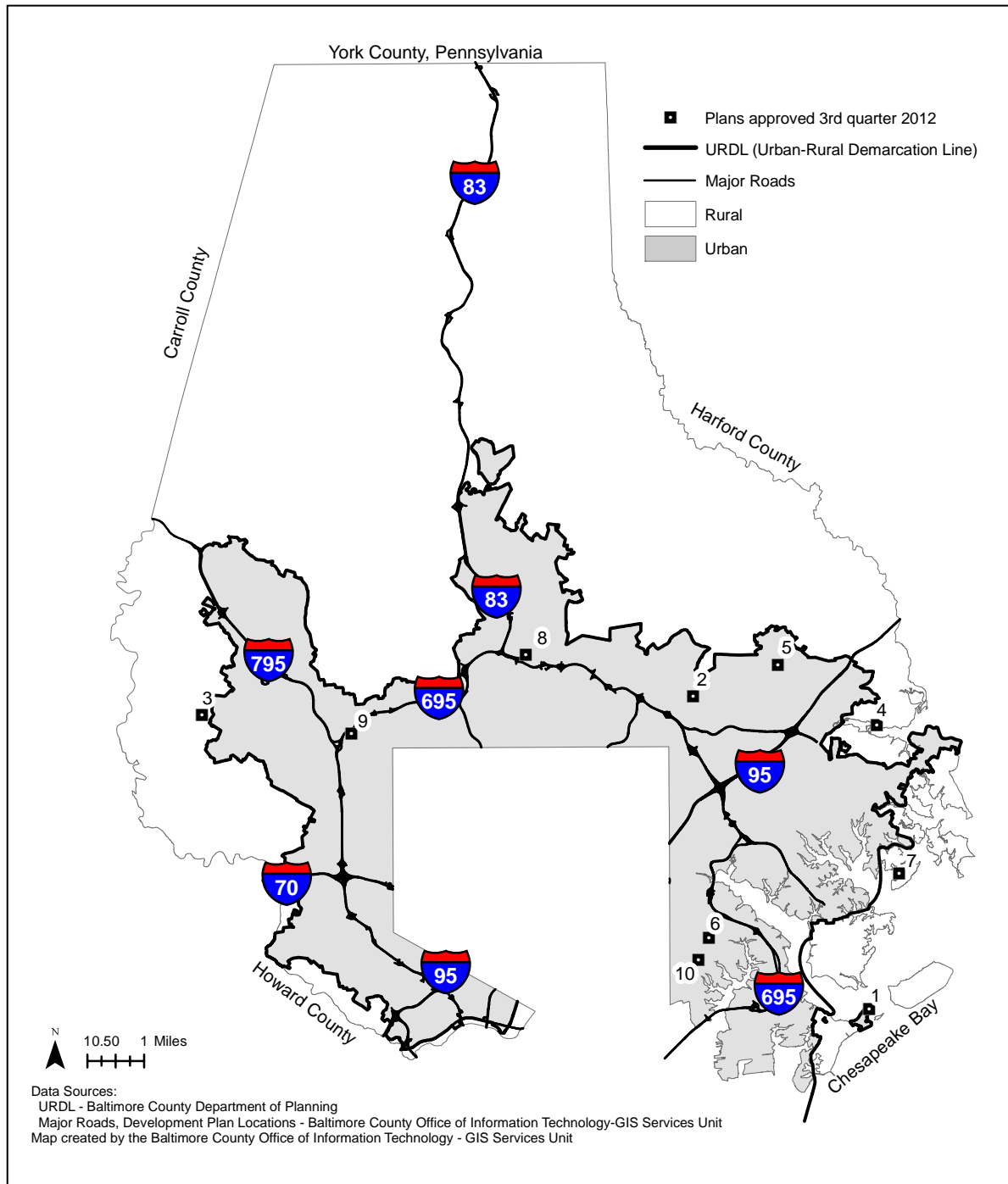
Implementation of these growth management policies are effective, evidenced by the fact that almost 55,000 acres of agricultural land are permanently preserved, working towards the goal of more than 80,000 acres in land preservation. Growth has been directed within the urban areas evidenced by the fact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

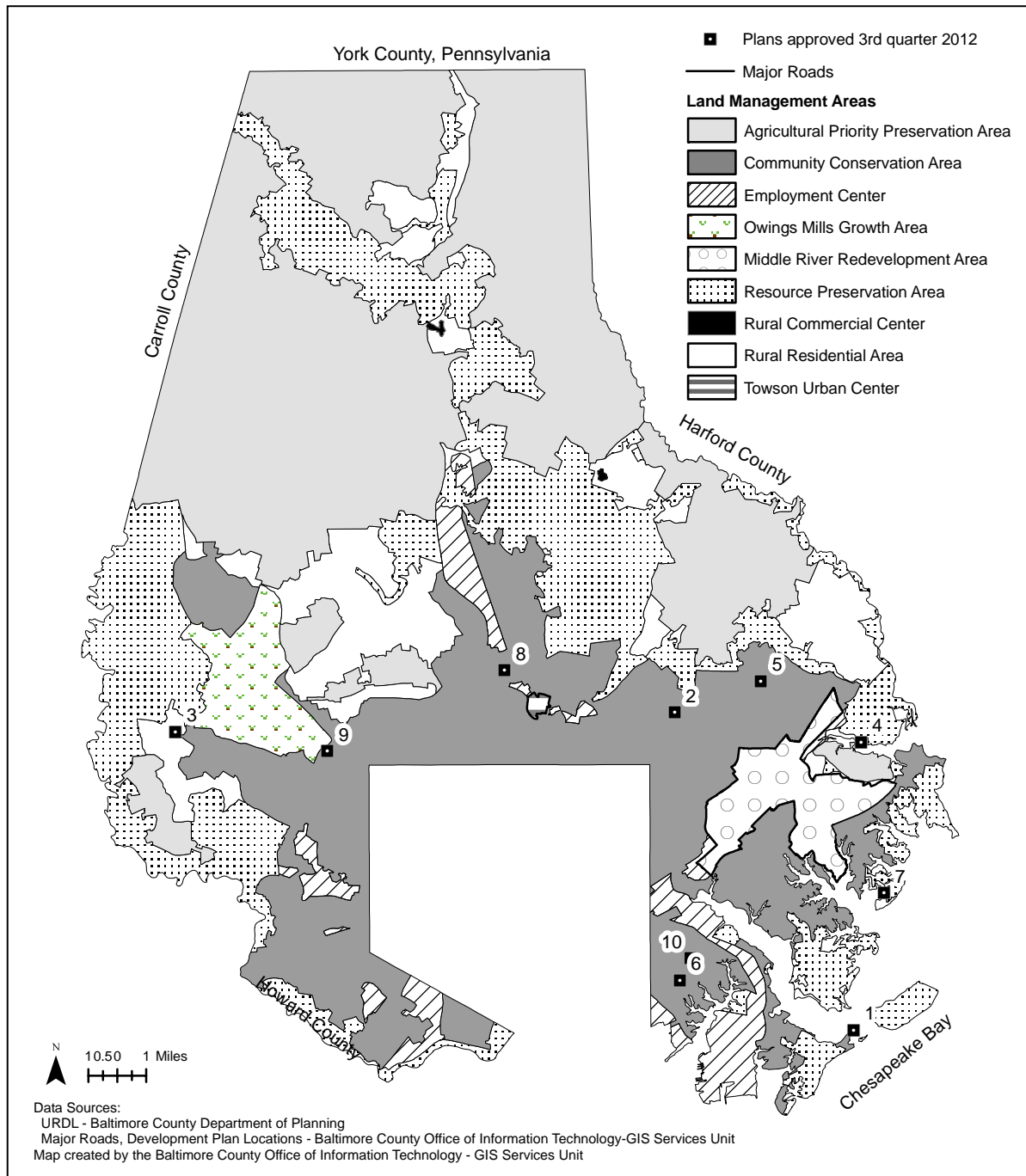
Between July 1, 2012 and September 30, 2012, Baltimore County approved 10 development plans. The map below illustrates the distribution of these plans and their location in relation to the Urban-Rural Demarcation Line (URDL). Established as a growth management tool in 1967, the URDL divides the County 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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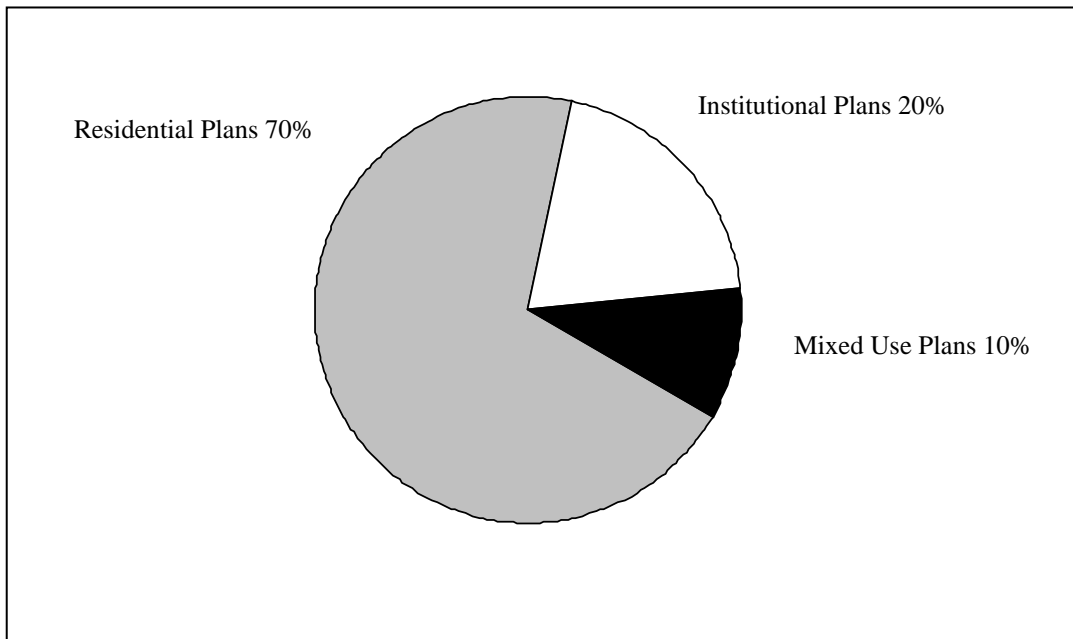
<b>Map Key</b>	<b>Project Name</b>
1	2801 Bay Drive PUD
2	3307 Summit Avenue
3	Baltimore Christian Faith Center
4	Bowerman Property
5	Brightview Perry Hall PUD
6	Czyzyk Property
7	Galloway Creek PUD
8	Haile Property
9	Paige Property at Roslyn Station Resub Lot 145
10	Towne Centre Parcel 2

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

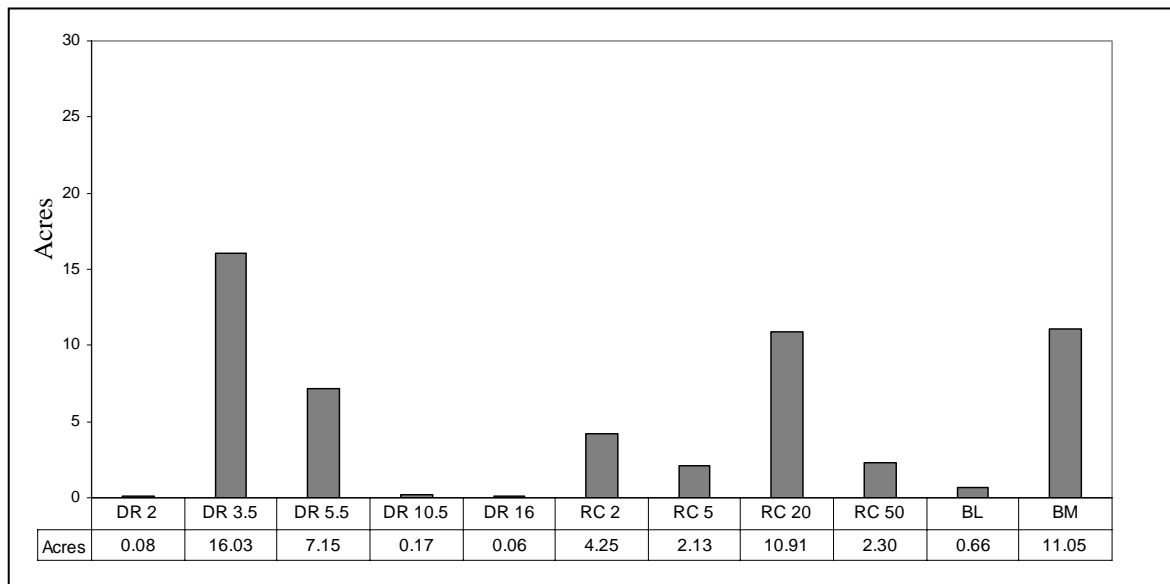


During the third quarter, the majority of development plans approved were of a residential development type (Chart 1). Chart 2 reflects the zoning acreage from the plans.

**Chart 1. Approved Plans by Development Type, 3<sup>rd</sup> Quarter 2012**



**Chart 2. Total Acreage of Approved Plans by Zoning, 3<sup>rd</sup> Quarter 2012**

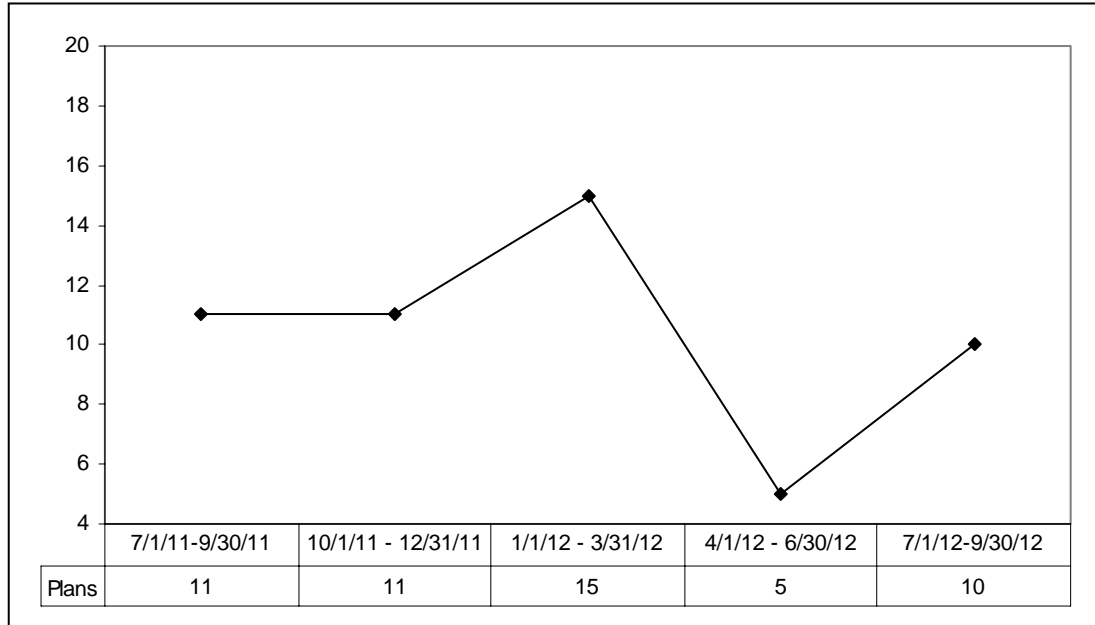


\*BM includes BM-AS, BM-CCC, and BMB

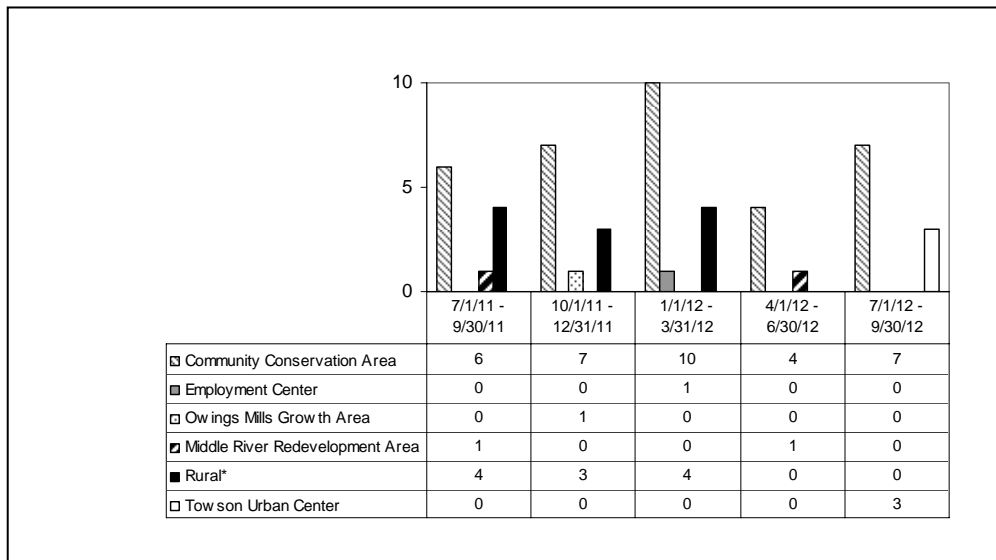
\*DR 3.5 includes DR 3.5H

The next series of figures compares the third 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, July 2011 to September 2012**



**Chart 4. Total Approved Plans by Land Management Area, July 2011 to September 2012**



\*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 2012, there were 7 plans approved for residential development. These plans will generate an additional 64 new residential lots/units in Baltimore County over the next several years. Among these lots/units, 28 (or 43.8%) are located inside the Urban-Rural Demarcation Line (URDL) (Table 1). For the plan “Haile Property”, no new development is proposed.

**Table 1. Approved Residential Plans within the URDL, 3<sup>rd</sup> Quarter 2012**

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
2801 Bay Drive PUD	SFD, SFSD	CCA	1.30	BL, DR 5.5	9	0	6.92
3307 Summit Avenue	SFD	CCA	1.25	DR 5.5	1	1	1.60
Czyzk Property	SFD	CCA	1.14	DR 3.5	2	1	2.64
Haile Property	SFD	CCA	0.83	DR 5.5	0	4	4.80
Paige Property at Roslyn Station Resub Lot 145	SFD, SFA	CCA	4.51	DR 5.5, DR 2	16	0	3.55
<b>TOTAL</b>			<b>9.03</b>		<b>28</b>	<b>6</b>	

\*Development Type:

SFD = Single Family Detached

SFSD = Single Family Semi Detached

SFA = Single Family Attached

\*\*Land Management Areas:

CCA = Community Conservation Areas

Approved development plans located outside the URDL will generate 36 new lots/units as presented in Table 2. For the plan “Bowerman Property”, no new development is proposed.

**Table 2. Approved Residential Plans Outside the URDL, 3<sup>rd</sup> Quarter 2012**

Project Name	New Development Type*	LMA**	Acreage	Project Zoning	New lots/units	Existing lots/units	Homes Per Acre
Bowerman Property	SFD	RRA	6.55	RC 2, RC 50	0	1	0.15
Galloway Creek PUD	MFAM	RRA	14.53	RC 20, BMB, RC 5	36	0	2.48
<b>TOTAL</b>			<b>21.08</b>		<b>36</b>	<b>1</b>	

\*Development Type:

SFD = Single Family Detached

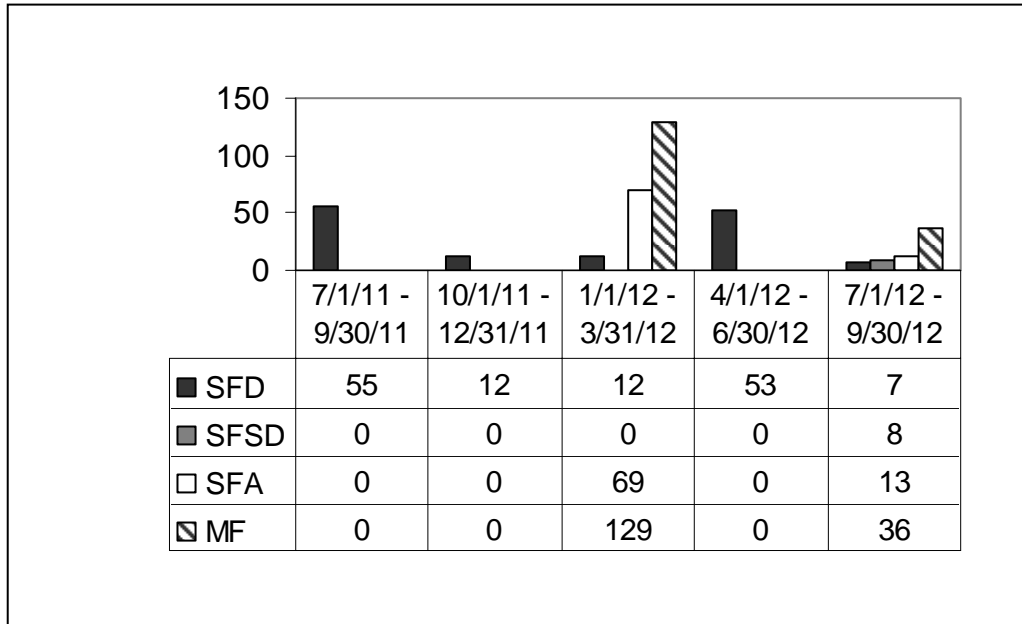
MFAM = Multiple Family

\*\*Land Management Areas:

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 2012 in comparison to the previous four quarters.

**Chart 5. Approved New Residential Lots/Units by Housing Type, July 2011 to September 2012**

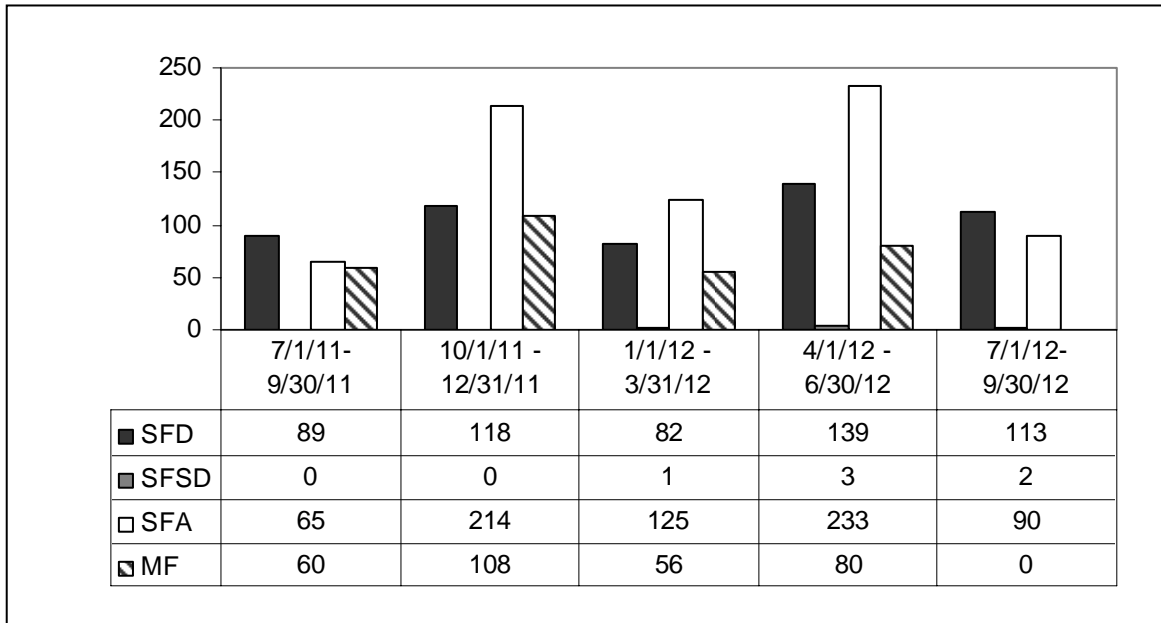


**Table 3. Approved New Residential Lots/Units by Land Management Area, July 2011 to September 2012**

Land Management Area*	7/1/11 - 9/30/11	10/1/11 - 12/31/11	1/1/12 - 3/31/12	4/1/12 - 6/30/12	7/1/12 - 9/30/12
Agricultural Priority Preservation Area	4	4	0	0	0
Community Conservation	32	6	204	53	28
Employment Center	0	0	0	0	0
Owings Mills Growth Area	0	1	0	0	0
Middle River Redevelopment Area	0	0	0	0	0
Resource Preservation Area	19	0	6	0	0
Rural Commercial Center	0	0	0	0	0
Rural Residential Area	0	1	0	3	36
Towson Urban Center	0	0	0	0	0
<b>Total</b>	<b>55</b>	<b>12</b>	<b>210</b>	<b>56</b>	<b>64</b>

During the third quarter of 2012, 205 residential units were issued occupancy permits. The types of residential units issued occupancy permits between July 2011 and September 2012 are displayed in Chart 6.

**Chart 6. Number of Units with Occupancy Permits by Dwelling Type, July 2011 to September 2012**



## Non-Residential Development

There were 3 plans approved for non-residential development during the third 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 independent and assisted living facility project, Brightview Perry Hall PUD, the square footage was not available on the plan.

**Table 4. Approved Non-Residential Plans, 3<sup>rd</sup> Quarter 2012**

Project Name	New Development Type	LMA*	Acreage	Project Zoning	New Square Footage
Baltimore Christian Faith Center	INSTITUTION	RRA	1.67	RC 5	6,000
Brightview Perry Hall PUD	INSTITUTION	CCA	14.89	DR 3.5H	
Towne Centre Parcel 2	OFFICE, COMMERCIAL	CCA	8.06	BM-CCC, BM-AS, DR 10.5, DR 16	7,440
<b>Total</b>			<b>24.62</b>		<b>13,440</b>

\*Land Management Area:

CCA – Community Conservation Area

RRA – Rural Residential Area

**Table 5. Approved Non-Residential Plans, New Square Footage, 3<sup>rd</sup> Quarter 2012**

Land Management Area	Commercial	Office	Industrial	Institutional	Total
Agricultural Preservation	-	-	-	-	0
Community Conservation	2,940	4,500	-	-	7,440
Employment Center	-	-	-	-	0
Growth Area - Owings Mills	-	-	-	-	0
Middle River Redevelopment Area	-	-	-	-	0
Resource Preservation	-	-	-	-	0
Rural Commercial Center	-	-	-	-	0
Rural Residential	-	-	-	6,000	6,000
Towson Urban Center	-	-	-	-	0
<b>Total</b>	<b>2,940</b>	<b>4,500</b>	<b>0</b>	<b>6,000</b>	<b>13,440</b>

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# Appendix

## Project Data

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

## 2801 BAY DRIVE PUD

REFERENCE # **1500915001** DEVELOPMENT TRACK **PUD**  
 MINOR SUB # RPD **331** TAZ **764** COUNCIL DISTRICT **7**  
 ALIAS

LOCATION **NE & SW/S BAY DR, END OF CUCKOLD POINT RD**

TAX MAP <b>112</b>	BLOCK <b>09</b>	PARCEL <b>542, 543, 564, 565, 566, 568</b>	ZIP <b>21219</b>
DEVELOPMENT TYPE <b>MIXED</b>		PLAN SUBMITTED <b>8/19/2010</b>	LMA <b>CCA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>8/13/2012</b>	
UNITS/LOTS <b>9</b>	UNITS/LOTS <b>0</b>	PLAT APPROVAL	WATER ZONE <b>F</b>
SFD <b>1</b>	DVLP SFD <b>0</b>	PLAT RECORDED	CENSUS TRACT <b>451900</b>
SFSD <b>8</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>1.3</b>	BLOCK GROUP <b>4519002</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>BL</b> ACRES <b>0.66</b>	DEED REF <b>20451/302</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 <b>DR 5.5</b> ACRES <b>0.64</b>	PLAT REF
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 ACRES <b>0</b>	CONDO <b>Yes</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>0</b>	

COMMENTS: Existing dwelling (#2805 Bay Dr) to be razed. Previous PUD concept plan submitted 9/11/07 for 14SFA, approved 9/26/08, dev plan sub 10/22/08, was remanded at BOA. Revised PUD Concept app 12/20/10.



### 3307 SUMMIT AVENUE

REFERENCE # **1101105001** DEVELOPMENT TRACK **MINOR**  
 MINOR SUB # **11018M** RPD **317 TAZ 612** COUNCIL DISTRICT **5**  
 ALIAS **RESUB OF HOME ACRES LOT 82 (AKA)**  
 LOCATION **W/S SUMMIT AVE, N OF JOPPA RD**

TAX MAP <b>071</b>	BLOCK <b>10</b>	PARCEL <b>P/O 1014 (lot 82)</b>	ZIP <b>21234</b>
DEVELOPMENT TYPE <b>SFD</b>		PLAN SUBMITTED <b>6/3/2011</b>	LMA <b>CCA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>8/21/2012</b>	
UNITS/LOTS <b>2</b>	UNITS/LOTS <b>1</b>	PLAT APPROVAL	WATER ZONE <b>E 3</b>
SFD <b>2</b>	DVLP SFD <b>1</b>	PLAT RECORDED	CENSUS TRACT <b>411404</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>1.25</b>	BLOCK GROUP <b>4114042</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>DR 5.5</b> ACRES <b>1.25</b>	DEED REF <b>29762/392</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 ACRES <b>0</b>	PLAT REF
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 ACRES <b>0</b>	CONDO <b>No</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>1</b>	

COMMENTS: Existing dwelling (#3307 Summit Ave) to remain on lot 1 (0.19ac). Proposed dwelling (#3309) on lot 2 (1.04ac).





# BALTIMORE CHRISTIAN FAITH CENTER

REFERENCE # **200761001** DEVELOPMENT TRACK **LIMITED**  
 MINOR SUB # **10031** RPD **311** TAZ **513** COUNCIL DISTRICT **4**

ALIAS

LOCATION **NE LIBERTY RD, SE HERRERA CT**

TAX MAP <b>066</b>	BLOCK <b>22</b>	PARCEL <b>458</b>	ZIP <b>21133</b>	
DEVELOPMENT TYPE <b>INSTITUTION</b>	PLAN SUBMITTED <b>5/7/2010</b>	LMA <b>RRA</b>		
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>7/20/2012</b>		
UNITS/LOTS <b>1</b>	UNITS/LOTS <b>0</b>	PLAT APPROVAL	WATER ZONE <b>NS</b>	
SFD <b>0</b>	DVLP SFD <b>0</b>	PLAT RECORDED	CENSUS TRACT <b>402201</b>	
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>1.669</b>	BLOCK GROUP <b>4022011</b>	
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 5</b>	ACRES <b>1.669</b>	DEED REF <b>28837/15</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2	ACRES <b>0</b>	PLAT REF
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3	ACRES <b>0</b>	CONDO <b>No</b>
OTHER <b>1</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>0</b>		

COMMENTS: DRC #181709B. Existing dwelling #10240 Liberty Rd to be razed. Proposed 6000 SF church new #10240.



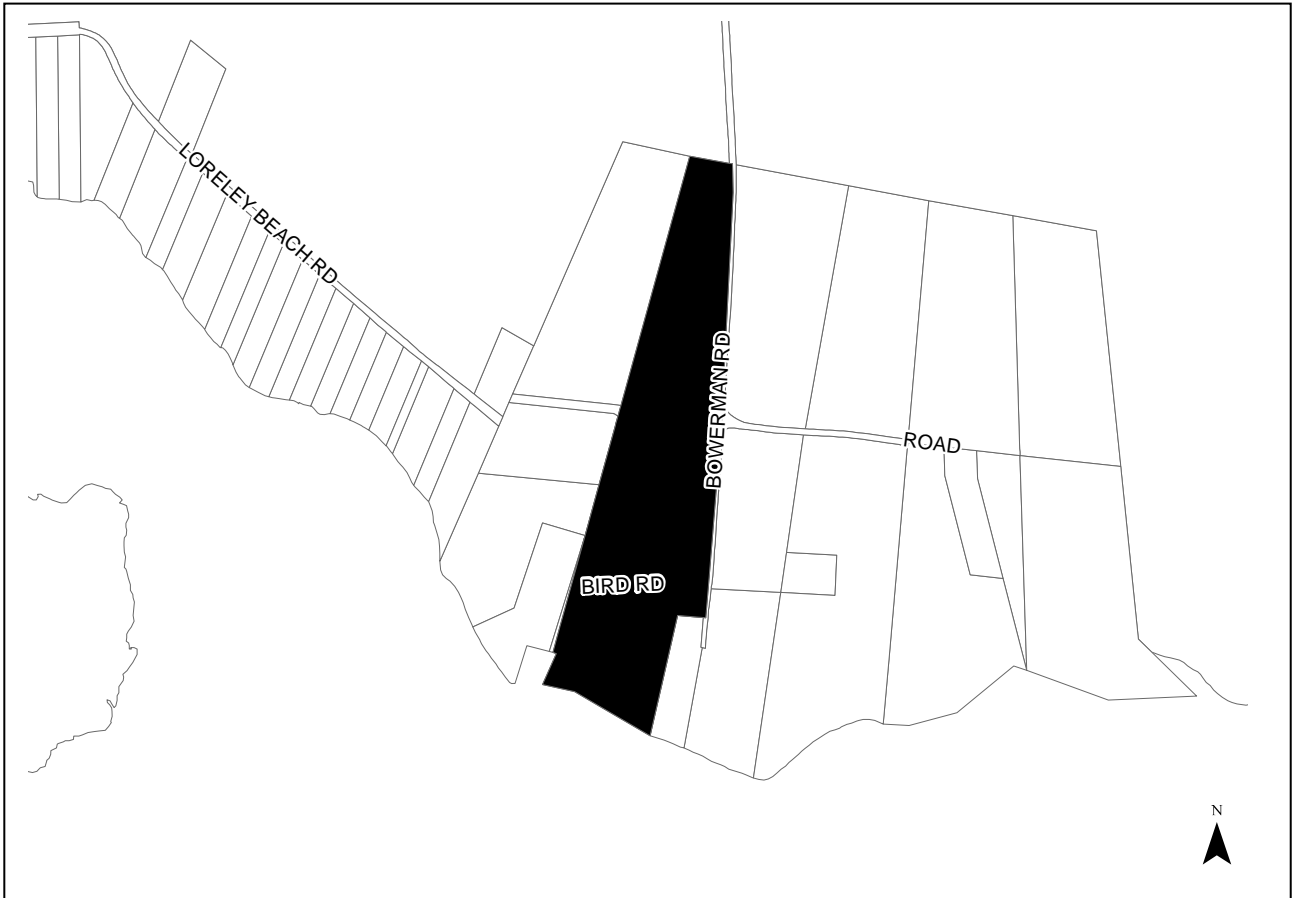
# BOWERMAN PROPERTY

REFERENCE # **1101110001** DEVELOPMENT TRACK **MINOR**  
 MINOR SUB # **11025M** RPD **317** TAZ **607** COUNCIL DISTRICT **5**  
 ALIAS

LOCATION **W/S BOWERMAN RD, N AND S OF LORELEY BEACH RD**

TAX MAP <b>073</b>	BLOCK <b>22</b>	PARCEL <b>20</b>	ZIP <b>21162</b>
DEVELOPMENT TYPE <b>SFD</b>		PLAN SUBMITTED <b>7/15/2011</b>	LMA <b>RRA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>7/12/2012</b>	
UNITS/LOTS <b>1</b>	UNITS/LOTS <b>1</b>	PLAT APPROVAL	WATER ZONE <b>F</b>
SFD <b>1</b>	DVLP SFD <b>1</b>	PLAT RECORDED	CENSUS TRACT <b>411302</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>6.55</b>	BLOCK GROUP <b>4113021</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 2</b> ACRES <b>4.25</b>	DEED REF <b>29492/78</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 <b>RC 50</b> ACRES <b>2.3</b>	PLAT REF
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 ACRES <b>0</b>	CONDO <b>No</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>1</b>	

COMMENTS: Existing dwelling (#11002 Bowerman Rd) to remain. No further development is proposed. Purpose of the subdivision is to allow for property disposition among family members.



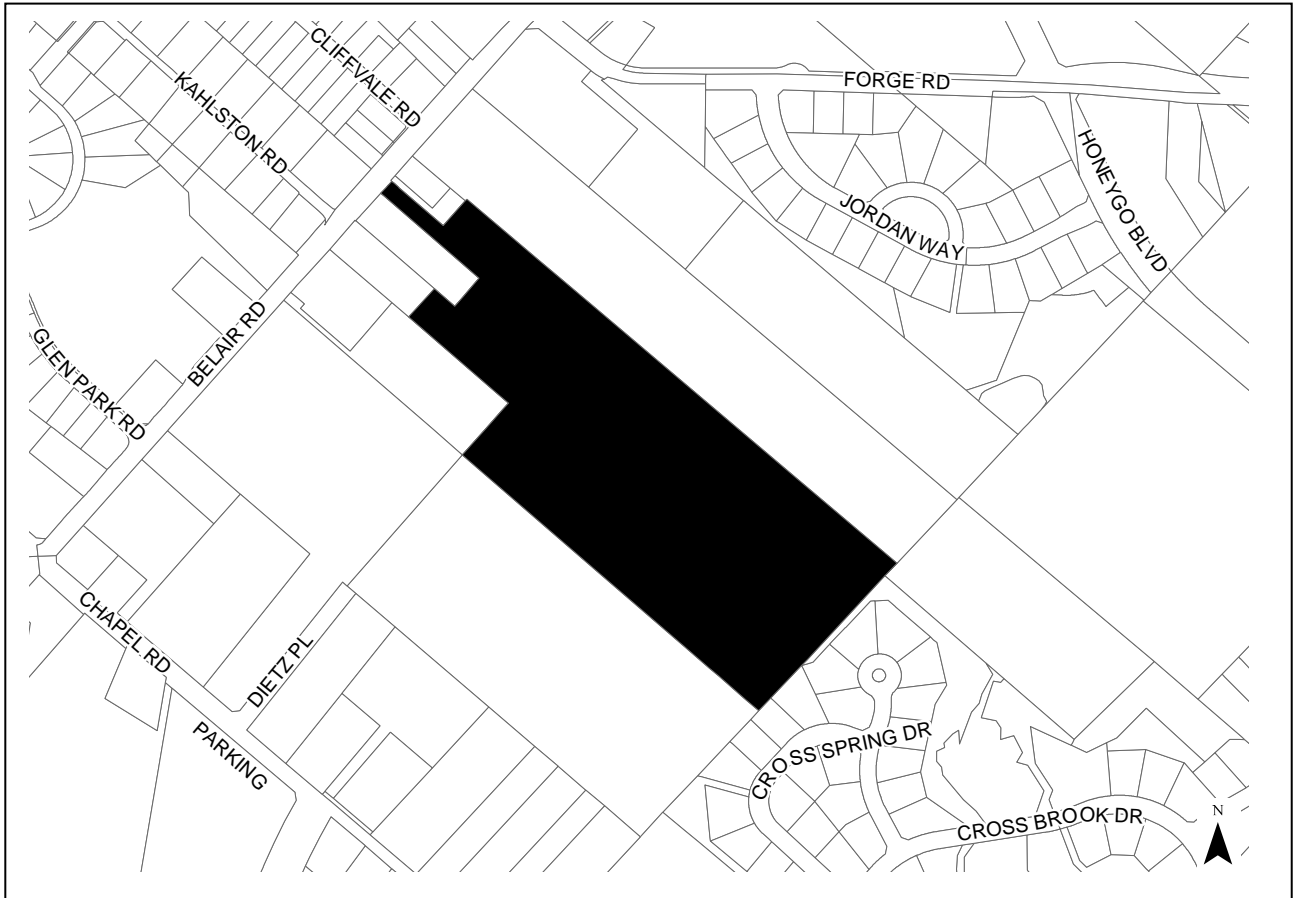
# BRIGHTVIEW PERRY HALL PUD

REFERENCE # 1101114001 DEVELOPMENT TRACK PUD  
 MINOR SUB # RPD 317 TAZ 602 COUNCIL DISTRICT 5  
 ALIAS

LOCATION SE/S BELAIR RD, NE OF CHAPEL RD

TAX MAP 063	BLOCK 21	PARCEL p/o 10 (p/o lot 1), p/o 12 (lot 12)	ZIP 21236
DEVELOPMENT TYPE INSTITUTION	PLAN SUBMITTED 2/3/2012	LMA CCA	
#PROPOSED #DEVELOPED	PLAN APPROVAL 7/18/2012		
UNITS/LOTS 225 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 14.89	BLOCK GROUP 4113043	
SFA 0 DVLP SFA 0	ZONING1 DR 3.5H ACRES 14.89	DEED REF	
MULTIFAM 0 DVLP MFAM 0	ZONING2 ACRES 0	PLAT REF	
SPECIAL 225 DVLP SPECIAL 0	ZONING3 ACRES 0	CONDO No	
OTHER 0 DVLP OTHER 0	EXISTING LOTS/UNITS 0		

COMMENTS: Proposed Independent and Assisted Living Facility.



# CYZYK PROPERTY

REFERENCE #	1200156001	DEVELOPMENT TRACK	MINOR		
MINOR SUB #	10003M	RPD	329 TAZ 746	COUNCIL DISTRICT	7
ALIAS	RESUB OF DUNDALK FARMS LOT 24 (AKA)				
LOCATION	E/S ROBINWOOD RD, N OF SOLLERS POINT RD				
TAX MAP	103	BLOCK	17	PARCEL	P/O 445 (lot 24)
DEVELOPMENT TYPE	SFD	PLAN SUBMITTED	1/7/2010		ZIP
#PROPOSED		#DEVELOPED		PLAN APPROVAL	7/18/2012
UNITS/LOTS	3	UNITS/LOTS	1	PLAT APPROVAL	
SFD	3	DVLP SFD	1	PLAT RECORDED	
SFSD	0	DVLP SFSD	0	TOTAL ACREAGE	1.136
SFA	0	DVLP SFA	0	ZONING1	DR 3.5 ACRES 1.136
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
				WATER ZONE	F
				CENSUS TRACT	420800
				BLOCK GROUP	4208002
				DEED REF	12148/46
				PLAT REF	
				CONDO	No

COMMENTS: Existing dwelling (#1923 Robinwood Rd) to remain on lot 1 (0.50ac). Proposed dwelling (#1926 Midland Rd) on lot 2 (0.25ac) and (#1926A) on lot 3 (0.25ac).



# GALLOWAY CREEK PUD

REFERENCE # **1500925001**      DEVELOPMENT TRACK **PUD**  
 MINOR SUB #                      RPD **322** TAZ **665**      COUNCIL DISTRICT **6**

ALIAS

LOCATION **E & W/S BURKE RD, AT THE NE COR OF BOWLEYS RD**

TAX MAP <b>098</b>	BLOCK <b>05</b>	PARCEL <b>P/O 4 (lot 147), 162</b>	ZIP <b>21220</b>
DEVELOPMENT TYPE <b>MFAM</b>		PLAN SUBMITTED <b>12/11/2007</b>	LMA <b>RRA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>7/18/2012</b>	
UNITS/LOTS <b>36</b>	UNITS/LOTS <b>0</b>	PLAT APPROVAL	WATER ZONE <b>F</b>
SFD <b>0</b>	DVLP SFD <b>0</b>	PLAT RECORDED	CENSUS TRACT <b>451802</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>14.5278</b>	BLOCK GROUP <b>4518023</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>RC 20</b> ACRES <b>10.907</b>	DEED REF <b>19761/476</b>
MULTIFAM <b>36</b>	DVLP MFAM <b>0</b>	ZONING2 <b>BMB</b> ACRES <b>3.8887</b>	PLAT REF <b>7/12</b>
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 <b>RC 5</b> ACRES <b>0.463</b>	CONDO <b>Yes</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>0</b>	

COMMENTS: Existing building (#1414 Burke Rd) to be razed. Proposed bldg with 36 condominium units and marina with 36 boat slips. Development plan submitted 11/29/10. HOH signed 11/25/11-Denied. BOA approved 7/18/12.



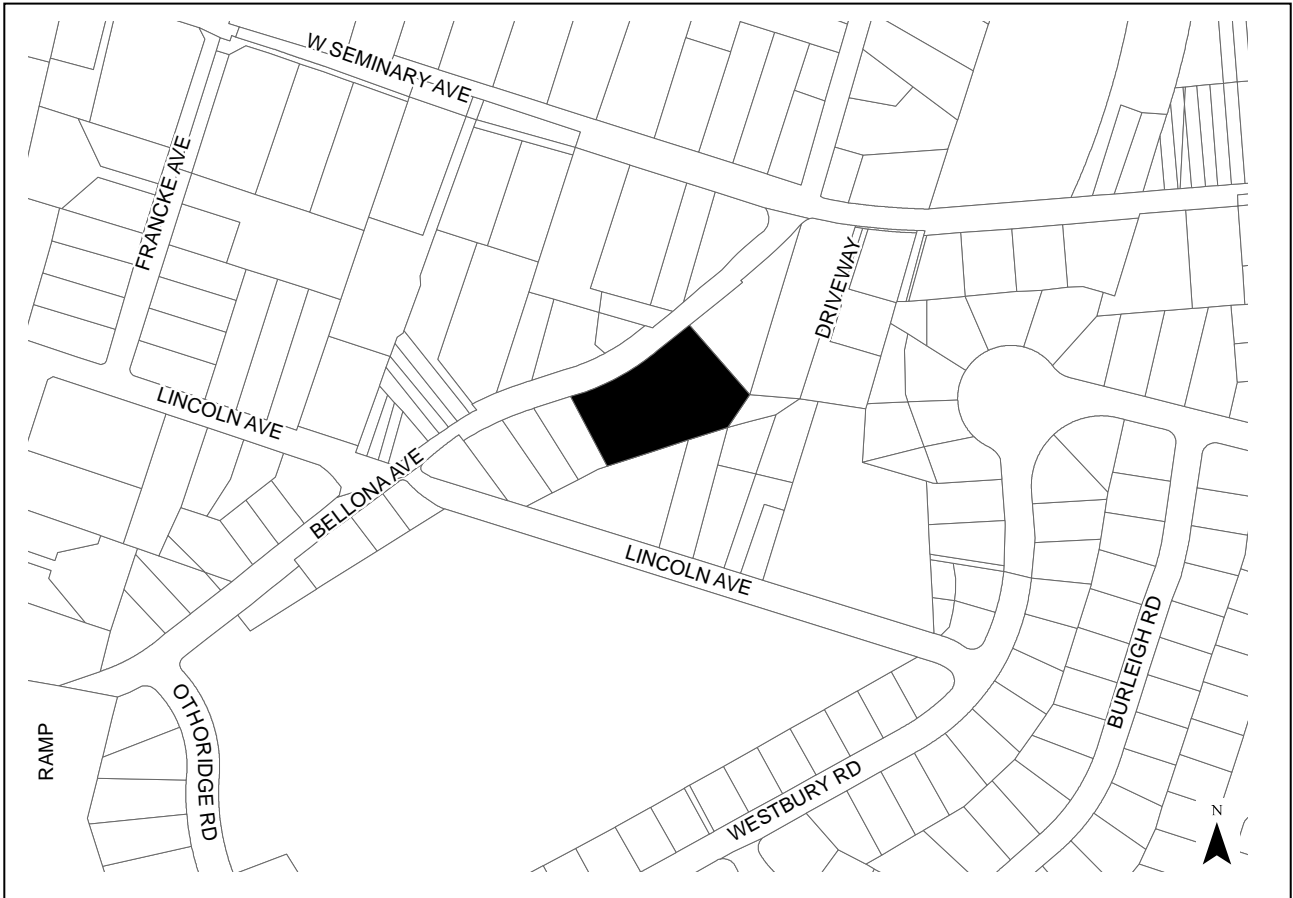
# HAILE PROPERTY

REFERENCE # **900825001**      DEVELOPMENT TRACK **MAJOR**  
 MINOR SUB #                      RPD **308** TAZ **489**      COUNCIL DISTRICT **3**  
 ALIAS

LOCATION **SE/S BELLONA AVE, N OF LINCOLN AVE**

TAX MAP <b>060</b>	BLOCK <b>24</b>	PARCEL <b>536</b>	ZIP <b>21093</b>
DEVELOPMENT TYPE <b>SFD</b>		PLAN SUBMITTED <b>12/10/2010</b>	LMA <b>CCA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>7/20/2012</b>	
UNITS/LOTS <b>4</b>	UNITS/LOTS <b>4</b>	PLAT APPROVAL	WATER ZONE <b>T 4</b>
SFD <b>4</b>	DVLP SFD <b>4</b>	PLAT RECORDED	CENSUS TRACT <b>490200</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>0.834</b>	BLOCK GROUP <b>4902003</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>DR 5.5</b> ACRES <b>0.834</b>	DEED REF <b>5907/133</b>
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2                      ACRES <b>0</b>	PLAT REF
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3                      ACRES <b>0</b>	CONDO <b>No</b>
OTHER <b>0</b>	DVLP OTHER <b>0</b>	EXISTING LOTS/UNITS <b>4</b>	

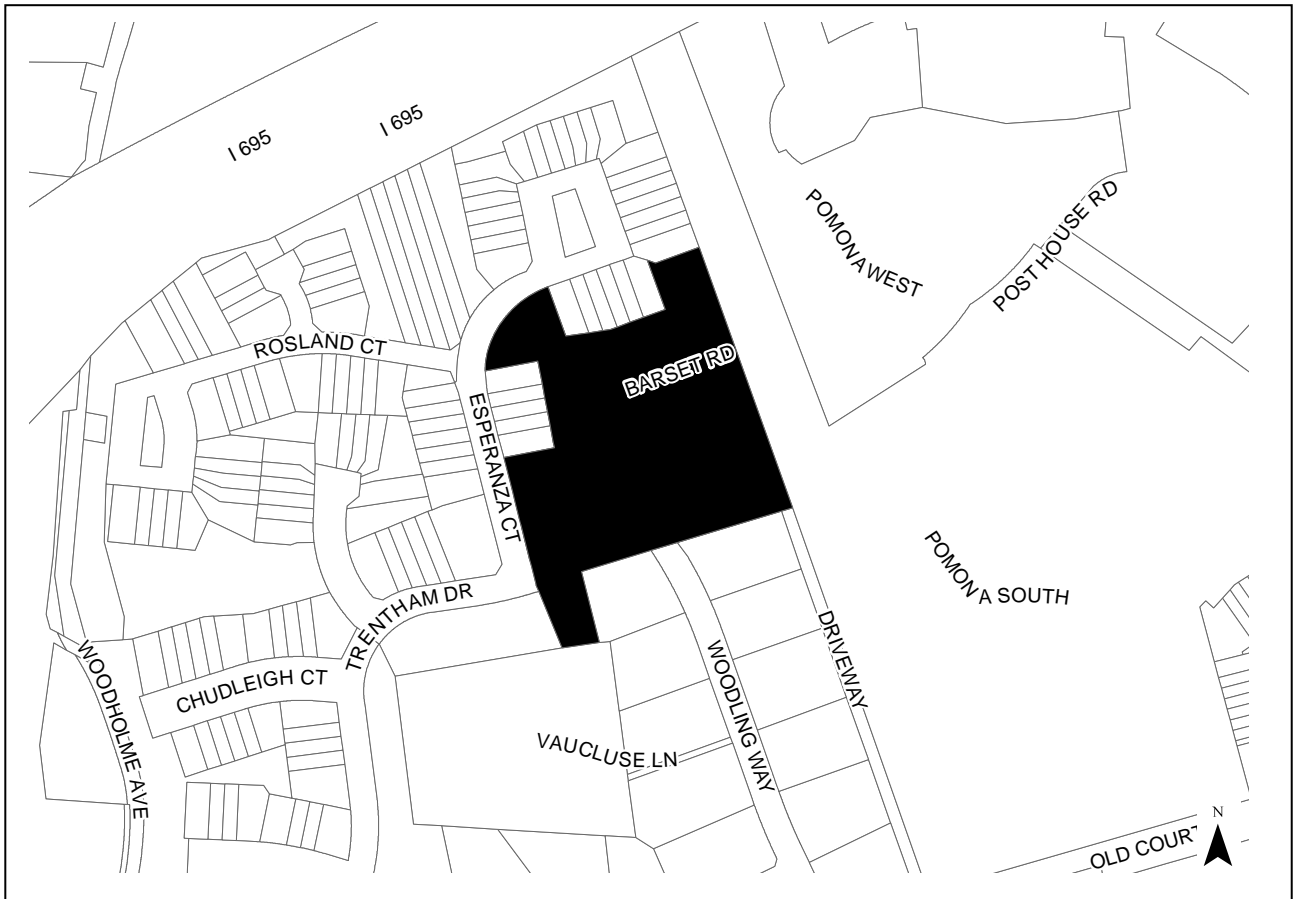
COMMENTS: No new development proposed. The purpose of the plan is to create 4 separate lots for the 4 existing dwellings.



**PAIGE PROPERTY AT ROSLYN STATION RESUB LOT 145**

REFERENCE #	<b>300291005</b>	DEVELOPMENT TRACK	<b>MAJOR</b>	ZIP	<b>21208</b>	
MINOR SUB #		RPD	<b>313 TAZ 535</b>	COUNCIL DISTRICT	<b>2</b>	
ALIAS	<b>PAIGE PROPERTY 4TH SUBMITTAL</b>					
LOCATION	<b>E/S ESPERANZA CT, N OF OLD COURT RD</b>					
TAX MAP	<b>078</b>	BLOCK	<b>01</b>	PARCEL	<b>3</b>	
DEVELOPMENT TYPE	<b>MIXED</b>	PLAN SUBMITTED	<b>4/8/2011</b>		LMA	<b>CCA</b>
#PROPOSED UNITS/LOTS	<b>16</b>	#DEVELOPED UNITS/LOTS	<b>0</b>		WATER ZONE	<b>P 4</b>
SFD	<b>3</b>	DVLP SFD	<b>0</b>		CENSUS TRACT	<b>403400</b>
SFSD	<b>0</b>	DVLP SFSD	<b>0</b>		BLOCK GROUP	<b>4034002</b>
SFA	<b>13</b>	DVLP SFA	<b>0</b>		DEED REF	
MULTIFAM	<b>0</b>	DVLP MFAM	<b>0</b>		PLAT REF	
SPECIAL	<b>0</b>	DVLP SPECIAL	<b>0</b>		CONDO	<b>No</b>
OTHER	<b>0</b>	DVLP OTHER	<b>0</b>			
		PLAN APPROVAL	<b>8/28/2012</b>			
		PLAT RECORDED				
		TOTAL ACREAGE	<b>4.51</b>			
		ZONING1	<b>DR 5.5</b>	ACRES	<b>4.43</b>	
		ZONING2	<b>DR 2</b>	ACRES	<b>0.08</b>	
		ZONING3		ACRES	<b>0</b>	
		EXISTING LOTS/UNITS	<b>0</b>			

COMMENTS:



## TOWNE CENTRE PARCEL 2

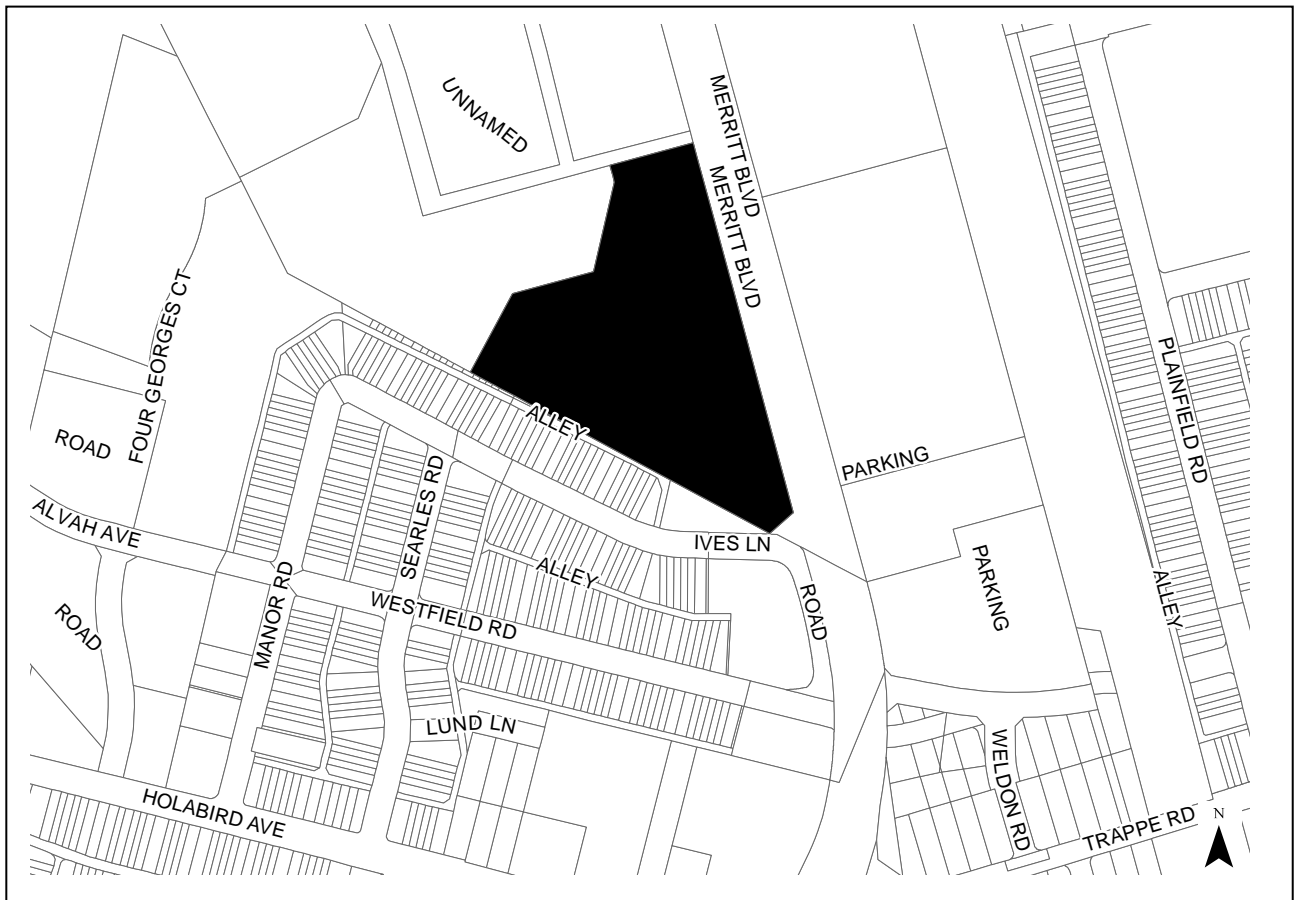
REFERENCE # **1200071001** DEVELOPMENT TRACK **LIMITED**  
 MINOR SUB # **11037** RPD **329** TAZ **743** COUNCIL DISTRICT **7**

ALIAS

LOCATION **W/S MERRITT BLVD, N OF IVES LN**

TAX MAP <b>103</b>	BLOCK <b>05</b>	PARCEL <b>p/o 617 parcel 2</b>	ZIP <b>21222</b>
DEVELOPMENT TYPE <b>MIXED</b>		PLAN SUBMITTED <b>12/12/2011</b>	LMA <b>CCA</b>
#PROPOSED	#DEVELOPED	PLAN APPROVAL <b>8/20/2012</b>	
UNITS/LOTS <b>3</b>	UNITS/LOTS <b>1</b>	PLAT APPROVAL	WATER ZONE <b>F</b>
SFD <b>0</b>	DVLP SFD <b>0</b>	PLAT RECORDED	CENSUS TRACT <b>420701</b>
SFSD <b>0</b>	DVLP SFSD <b>0</b>	TOTAL ACREAGE <b>8.06</b>	BLOCK GROUP <b>4207011</b>
SFA <b>0</b>	DVLP SFA <b>0</b>	ZONING1 <b>BM-AS</b> ACRES <b>5.79</b>	DEED REF
MULTIFAM <b>0</b>	DVLP MFAM <b>0</b>	ZONING2 <b>BM-CCC</b> ACRES <b>1.37</b>	PLAT REF
SPECIAL <b>0</b>	DVLP SPECIAL <b>0</b>	ZONING3 <b>DR 10.5</b> ACRES <b>0.17</b>	CONDO <b>No</b>
OTHER <b>3</b>	DVLP OTHER <b>1</b>	EXISTING LOTS/UNITS <b>1</b>	

COMMENTS: Also DR 16 (0.06ac). DRC#091311B. Existing Medical Office (#1576 Merritt Blvd) to remain. Proposed Medical Office (4,500sf) and retail-7-11 (2,940sf).







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

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