Baltimore County
Department of Planning

Quarterly Subdivision Report

2nd Quarter 2013

April 1, 2013 -- June 30, 2013

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Policy Framework

Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies established the master planning process, which is essential to sustainable development and ensuring the continued health and safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing residential, commercial and industrial development. The URDL accommodates an overwhelming majority of the population living and working in the County. Conversely, in the rural areas, reliance on on-site well and septic systems limits the capacity for development. This planning mechanism increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County (Map 1 on pg 3).
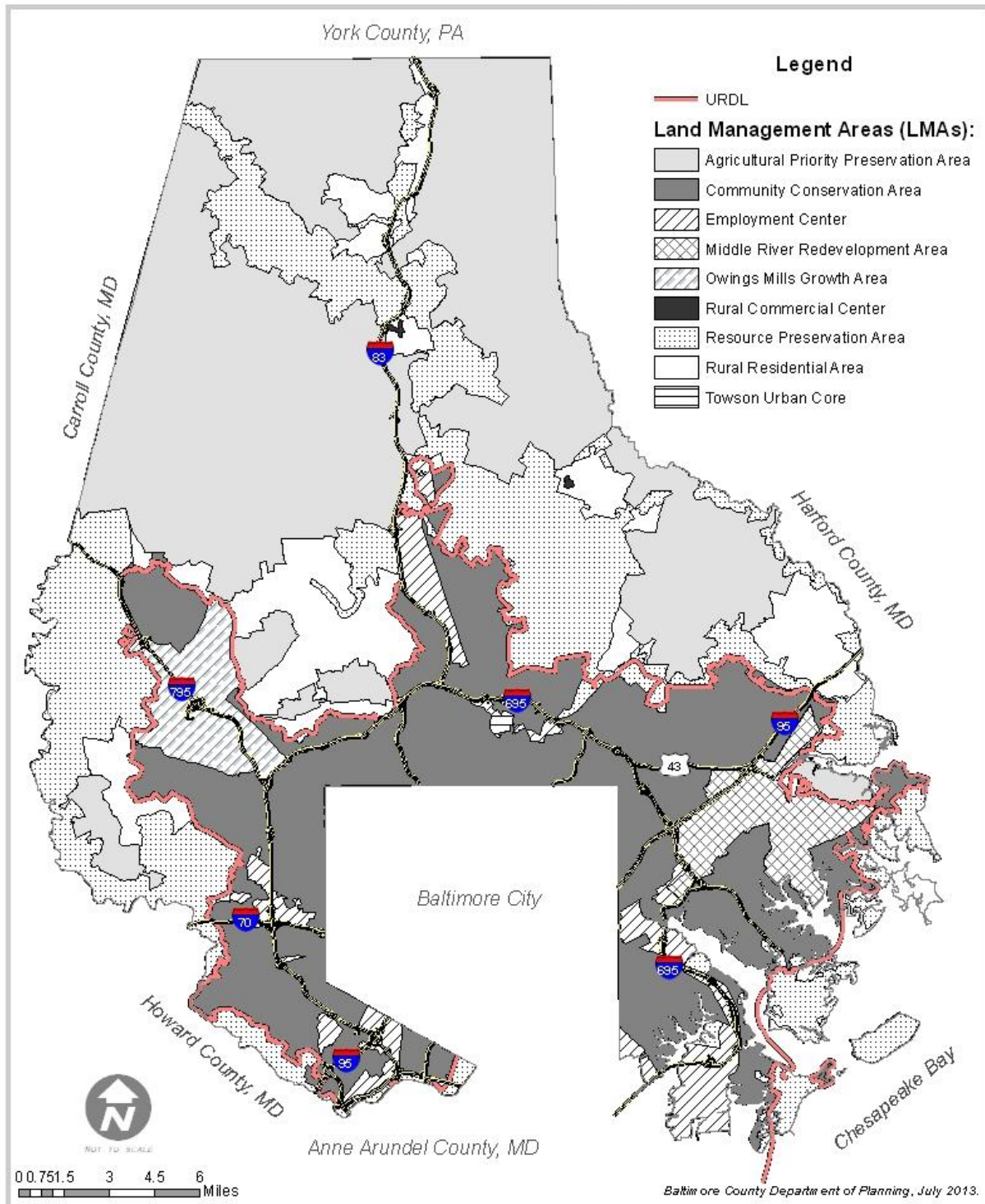
 The County, through its Master Plan 2020, utilizes other various tools to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tier Map. These tools have made Baltimore County a national leader in the implementation of responsible land use policy.

As a stated Master Plan 2020 action item, the Quarterly Subdivision Report (the "Report") compiles and analyzes approved development plans within Baltimore County. The Report tracks the County's continued success in sustainable growth and resource preservation.

This issue of the Report summarizes County approved development plans for residential and non-residential activities for the time period beginning April 1, 2013 and ending June 30, 2013. The Report utilizes current data maintained by the Baltimore County Department of Permits, Approvals, and Inspections (PAI). Detailed information on each of the approved development plans in the reporting quarter is presented in alphabetical order in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number
- Building permits by dwelling type
- Non-Residential development types and acreage

Urban-Rural Demarcation Line and Land Management Areas
Baltimore County

Legend

URDL

Land Management Areas (LMAs):
- Agricultural Priority Preservation Area
- Community Conservation Area
- Employment Center
- Middle River Redevelopment Area
- Owings Mills Growth Area
- Rural Commercial Center
- Resource Preservation Area
- Rural Residential Area
- Towson Urban Core

York County, PA

Carroll County, MD

Harford County, MD

Baltimore City

Howard County, MD

Anne Arundel County, MD

Chesapeake Bay

0 0.75 1.5   3   4.5   6 Miles

Baltimore County Department of Planning, July 2013.

The diagram below illustrates the relationship between the URDL and land management areas (LMAs) and each LMA's full name. The LMAs were established in the *Master Plan 2010* and revised in the *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

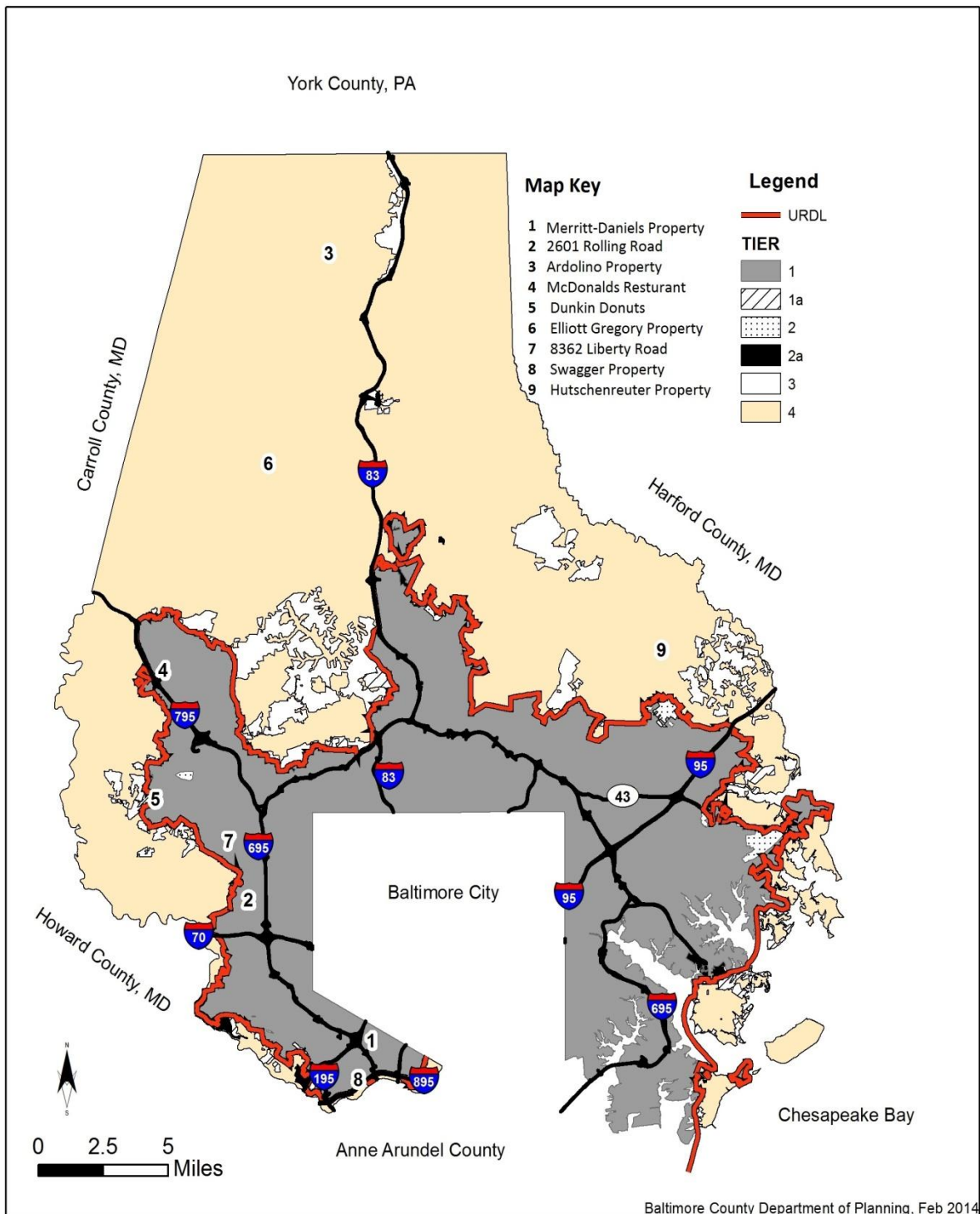| LMA Code	LMA Name	Location with Reference to the URDL
CCA	Community Conservation Area	In
EC	Employment Center	In
EC HV	Employment Center- Hunt Valley	In
MRRA	Middle River Redevelopment Area	In
OMGA	Owings Mills Growth Area	In
TUC	Towson Urban Center	In
APPA	Agricultural Priority Preservation Area	Out
RCC	Rural Commercial Center	Out
RPA	Resource Preservation Area	Out
RRA	Rural Residential Area.	Out

Development Summary

During the 2nd quarter of 2013, Baltimore County approved nine development plans. During this reporting period, five minor subdivisions plans and four limited exemptions were approved (Figure 1). We also find that six approved development plans are within the urban LMAs and Growth Tier 1. The three others are within a rural LMA and Growth Tier 4. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 2nd Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	130222	MERRITT-DANIELS PROPERTY	4/15/2013	LIMITED	OFFICE	BM-IM	2.06	EC	1
2	20727	2601 ROLLING ROAD LOTS 1 & 2	4/18/2013	LIMITED	MIXED	ML-IM, BM-IM	14.33	EC	1
3	60324	ARDOLINO PROPERTY	4/25/2013	MINOR	SFD	RC 2, RC 4	53.68	APPA	4
4	40735	MCDONALD'S RESTAURANT 12012 REISTERSTOWN ROAD	5/10/2013	LIMITED	COMMERCIAL	BL	0.67	CCA	1
5	20769	DUNKIN DONUTS	5/14/2013	LIMITED	COMMERCIAL	BL-CCC	1.39	CCA	1
6	50330	ELLIOTT C GREGORY PROPERTY	6/4/2013	MINOR	SFD	RC 2	39.35	APPA	4
7	20771	8362 LIBERTY ROAD	6/4/2013	MINOR	SFD	DR 5.5	0.84	CCA	1
8	130158	SWAGGER PROPERTY (RESUB OF LOT 2)	6/4/2013	MINOR	SFD	DR 2, ML-IM	1.96	CCA	1
9	111077	HUTSCHENREUTER, GEORGE PROPERTY	6/12/2013	MINOR	SFD	RC 2	4.70	APPA	4

Source: Baltimore County Government, January 2014.

Approved Development Plans, 2nd Quarter, 2013

York County, PA

Carroll County, MD

Harford County, MD

Map Key

1 Merritt-Daniels Property
2 2601 Rolling Road
3 Ardolino Property
4 McDonalds Resturant
5 Dunkin Donuts
6 Elliott Gregory Property
7 8362 Liberty Road
8 Swagger Property
9 Hutschenreuter Property

Legend

URDL

TIER
1
1a
2
2a
3
4

Baltimore City

Howard County, MD

Anne Arundel County

Chesapeake Bay

0   2.5   5 Miles

Baltimore County Department of Planning, Feb 2014

Residential Development

In the 2nd quarter of 2013, Baltimore County approved 11 housing units, all (or 100%) being single family detached structures (See Figure 2). There were no semi-detached, attached or multi-family units approved in this reporting quarter. We find that seven of the 11 units are in the Agricultural Priority Preservation Area (APPA) or Growth Tier 4. The remaining four units are in the Community Conservation Area (CCA) or Growth Tier 1 (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 2nd Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Track	Type	SFD	SFSD	SFA	MF	LMA	Growth Tier
3	60324	ARDOLINO PROPERTY	4/25/2013	MINOR	SFD	3	0	0	0	APPA	4
6	50330	ELLIOTT C GREGORY PROPERTY	6/4/2013	MINOR	SFD	2	0	0	0	APPA	4
7	20771	8362 LIBERTY ROAD	6/4/2013	MINOR	SFD	2	o	o	o	CCA	1
8	130158	SWAGGER PROPERTY (RESUB OF LOT 2)	6/4/2013	MINOR	SFD	2	0	0	0	CCA	1
9	111077	HUTSCHENREUTER, GEORGE PROPERTY	6/12/2013	MINOR	SFD	2	0	0	0	APPA	4
					Sum	11	0	0	0		
					Grand Total:	11	SF =	100%			
							MF =	0%			

Source: Baltimore County Government, January 2014.
SFD: Single family detached. SFA: Single family attached.
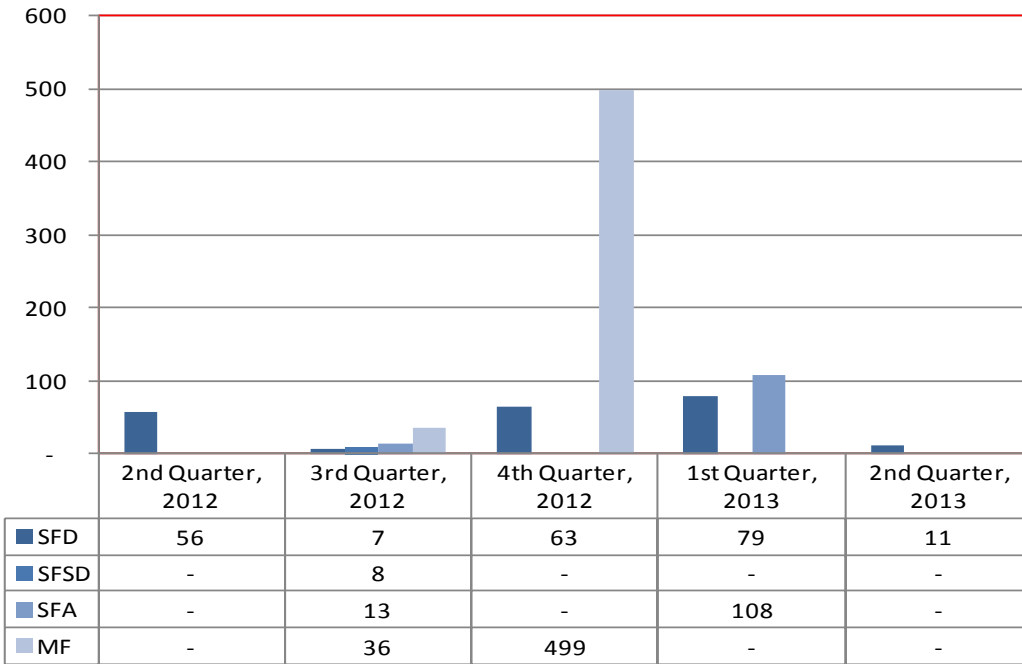SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 2nd Quarter, 2012 - 2nd Quarter, 2013

LMA Code	LMA Name	2nd Quarter, 2012	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013	Total
APPA	Agricultural Priority Preservation Area	0	0	5	6	7	18
CCA	Community Conservation Area	53	28	557	181	4	823
EC	Employment Center	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	0	0	0	0
OMGA	Owings Mills Growth Area	0	0	0	0	0	0
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	3	36	0	0	0	39
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	56	64	562	187	11	880

Source: Baltimore County Government, January 2014.

The graph in Figure 4 show the approved development plans by type over the year beginning with 2nd quarter 2012 continuing through 2nd quarter 2013.

Figure 4. Units by Type in Approved Development Plans
2nd Quarter, 2012- 2nd Quarter 2013

	2nd Quarter, 2012	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013
■ SFD	56	7	63	79	11
■ SFSD	-	8	-	-	-
■ SFA	-	13	-	108	-
■ MF	-	36	499	-	-

The Report also compiles residential units that are newly permitted in the occupancy permits in the same quarter. The units approved by occupancy permits are in fact on development plans approved and recorded prior to the reporting quarter. The approved occupancy permits act as an indicator of development trends in Baltimore County and how successfully growth management objectives of the Master Plan have been implemented.

In the yearly period from 2nd quarter 2012 to 2nd quarter 2013 1,353 units were approved for occupancy. Of them, 87.3% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 2nd quarter of 2013; over 88% of new units in occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 2nd Quarter, 2012 - 2nd Quarter, 2013

Housing Type	2nd Quarter, 2012	3rd Quarter, 2012	4th Quarter, 2012	1st Quarter, 2013	2nd Quarter, 2013	Total
SFD	139	113	122	118	103	595
SFSD	3	2	3	6	2	16
SFA	233	90	140	108	64	635
MF	80	-	-	27	-	107
Sum	455	205	265	259	169	1,353

Source: Baltimore County Government, January 2014.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 2nd Quarter, 2013

LMA	SFD	SFSD	SFA	MF	Total
APPA	4	-	-	-	4
CCA	57	2	44	-	103
MRRA	17	-	-	-	17
OMGA	10	-	19	-	29
RPA	3	-	-	-	3
RRA	12	-	-	-	12
TUC	-	-	1	-	1
Sum	103	2	64	-	169

Policy Area Type	# of Units	% Share of Total
Urban LMA	150	88.76%
Rural LMA	19	11.24%

Growth Tier	SFD	SFSD	SFA	MF	Total
1	84	2	64	0	150
1a	2				2
2	-	-	-	-	0
3	7	-	-	-	7
4	10	-	-	-	10
Sum	103	2	64	0	169

Policy Area Type	# of Units	% Share of Total
Tier 1	150	88.76%
Tier 1a	2	1.18%
Tier 3	7	4.14%
Tier 4	10	5.92%

Source: Baltimore County Government, January 2014.

Non-Residential Development

There were four non-residential development plans approved in the 2nd quarter of 2013 (Figure 7). The largest of these consist of a 19,950 square foot office use approved within the Employment Center (EC) LMA.

Figure 7. Approved Development Plans, 2nd Quarter, 2013

Map Key	PAI #	Project Name	Approved Date	Type	Square Feet	Use Type	LMA
1	130222	MERRITT-DANIELS PROPERTY	4/15/2013	OFFICE	19,950	General office bldg; raze existing structure.	EC
2	20727	2601 ROLLING ROAD LOTS 1 & 2	4/18/2013	MIXED	15,600	Retail and restaurant.	EC
4	40735	MCDONALD'S RESTAURANT	5/10/2013	COMMERCIAL	3,842	Existing McDonalds to be razed and rebuilt.	CCA
5	20769	DUNKIN DONUTS	5/14/2013	COMMERCIAL	4,168	Dunkin Donuts and additional retail space; raze existing service station.	CCA

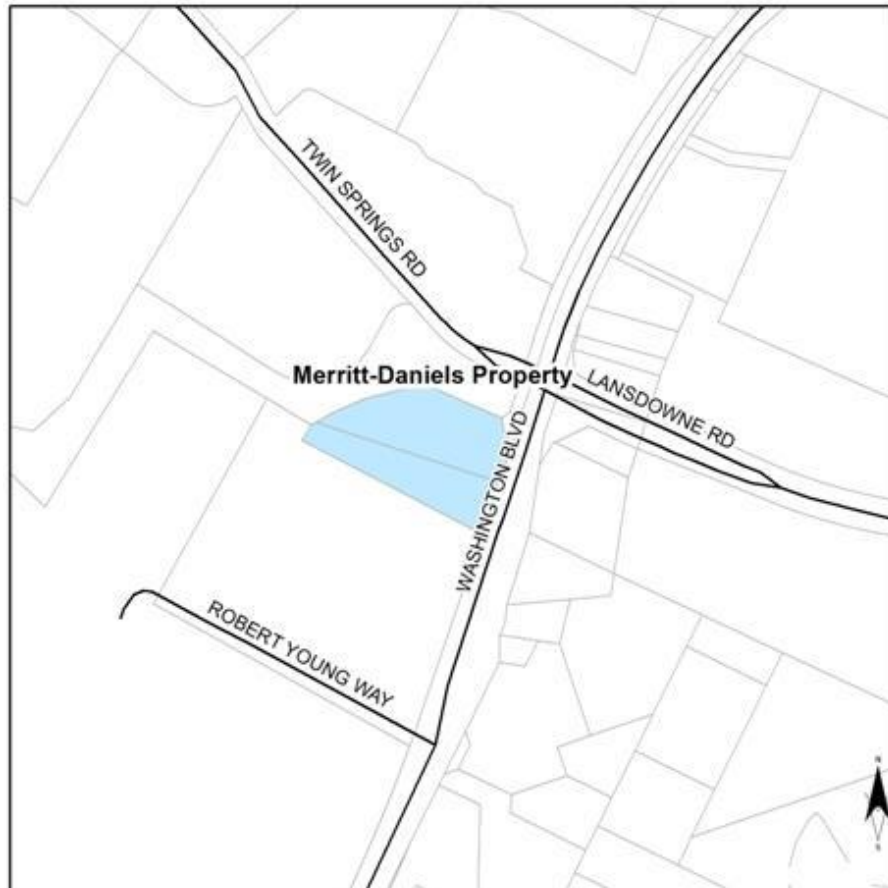Source: Baltimore County Government, January 2014.

Appendix

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
TAZ………………………..........	Transportation Analysis Zone for regional transportation planning
COUNCIL DISTRICT……….........	County Councilmanic District
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 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
WATER ZONE………………….	Water Service Area designation
CENSUS TRACT……………….	A Census Bureau geographic unit
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

Merritt-Daniels Property

|								
DEVELOPMENT TRACK:	Limited	PAI #		130222				
DEVELOPMENT TYPE:	Office	MINOR SUB #:						
		LIMITED#		13004				
LOCATION:	W/S Washington Blvd, S of Twin Springs Rd.							
MAP	102	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/7/2013			
BLOCK	20	LMA	EC	PLAN APPROVAL	4/15/2013			
PARCEL	89, 92	Growth Tier	1					
#PROPOSED:		#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM-IM	ACRES	2.062	
SFD	0	DVLP SFD	0	ZONING2		ACRES		
SFSD	0	DVLP SFSD	0	ZONING3		ACRES		
SFA	0	DVLP SFA	0			TOTAL	2.062	
MULTIFAM	0	DVLP MFAM	0					
SPECIAL	0	DVLP SPECIAL	0					
OTHER	1	DVLP OTHER	0					
COMMENTS:	DRC#011513A. Existing vacant auto parts and repair garage (warehouse) to be razed. Proposed 19,950sqft. general office bldg.							

2601 Rolling Road Lots 1 & 2

DEVELOPMENT TRACK:	Limited	PAI #		20727				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:						
		LIMITED#		13003				
LOCATION:	E/S Rolling Rd, N of Tudsbury Rd.							
MAP	87	COUNCIL DISTRICT	4	PLAN SUBMITTED	1/2/2013			
BLOCK	17	LMA	EC	PLAN APPROVAL	4/18/2013			
PARCEL	593, 617, 722	Growth Tier	1					
#PROPOSED:		#DEVELOPED:						
UNITS/LOTS	5	UNITS/LOTS	4	ZONING1	ML-IM	ACRES	11.40	
SFD	0	DVLP SFD	0	ZONING2	BM-IM	ACRES	2.930	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES		
SFA	0	DVLP SFA	0			TOTAL	14.33	
MULTIFAM	0	DVLP MFAM	0					
SPECIAL	0	DVLP SPECIAL	0					
OTHER	5	DVLP OTHER	4					
COMMENTS:	DRC#041006E. 4 existing General Office and Warehouse buildings to remain on lot 1.							
	Proposed restaurant/retail building (15,600sf-#2517 Rolling Rd) on lot 2.							

2601 Rolling Road Lots 1 & 2
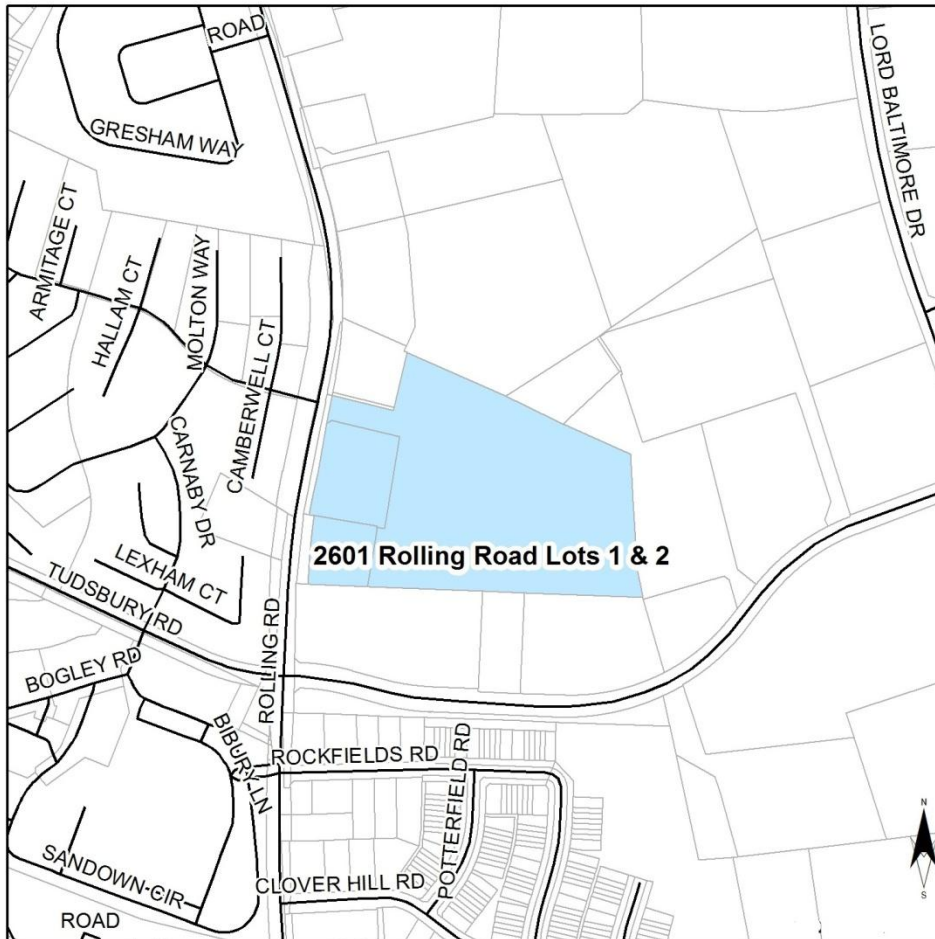
Ardolino Property

DEVELOPMENT TRACK:	Minor	PAI #	30324				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	11036M				
		LIMITED#					
LOCATION:		N Cor Walker Rd and Valley Mill Rd.					
MAP	11	COUNCIL DISTRICT	3	PLAN SUBMITTED	12/7/2011		
BLOCK	11	LMA	APPA	PLAN APPROVAL	4/25/2013		
PARCEL	26	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	RC 2	ACRES	33.68
SFD	3	DVLP SFD	1	ZONING2	RC 4	ACRES	20.00
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	53.68
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:		Existing dwelling (#1502 Walker Rd) to remain on lot 1 (33.68ac)					
		Proposed dwellings on lot 2 (13.01ac) and lot 3 (6.99ac)					
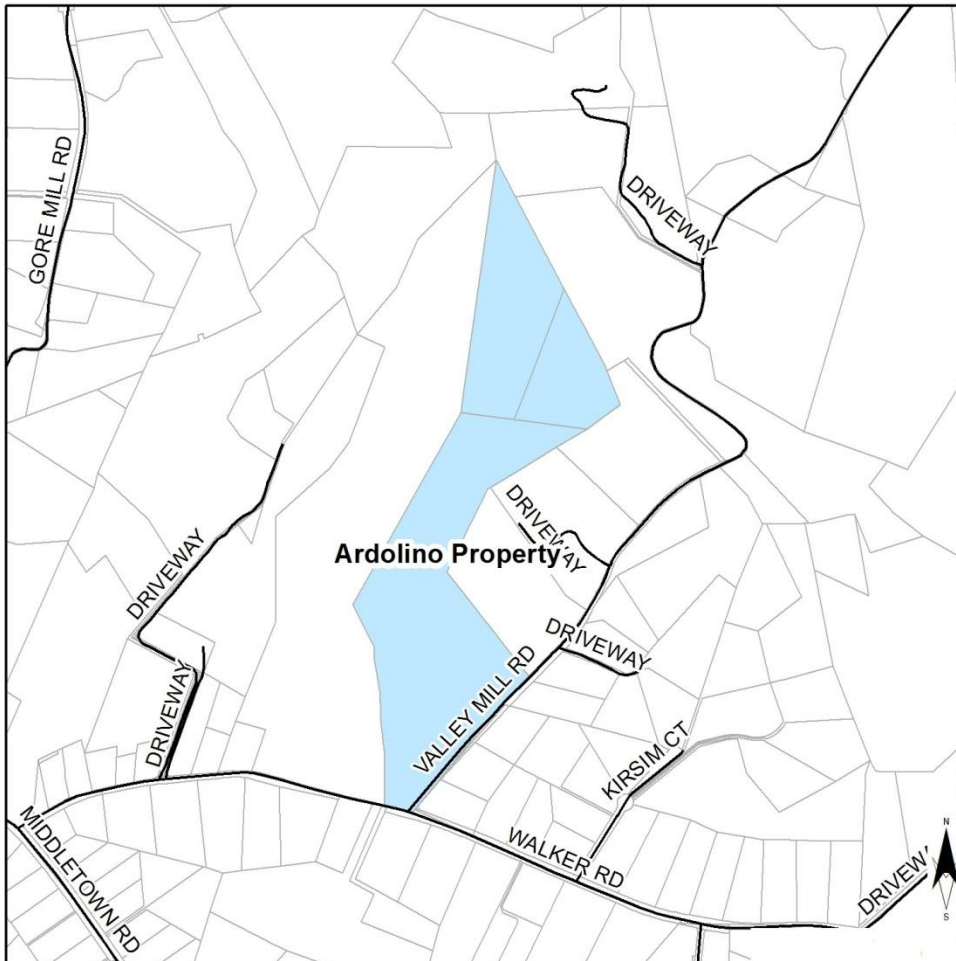
McDonald's Restaurant 12012 Reisterstown Road

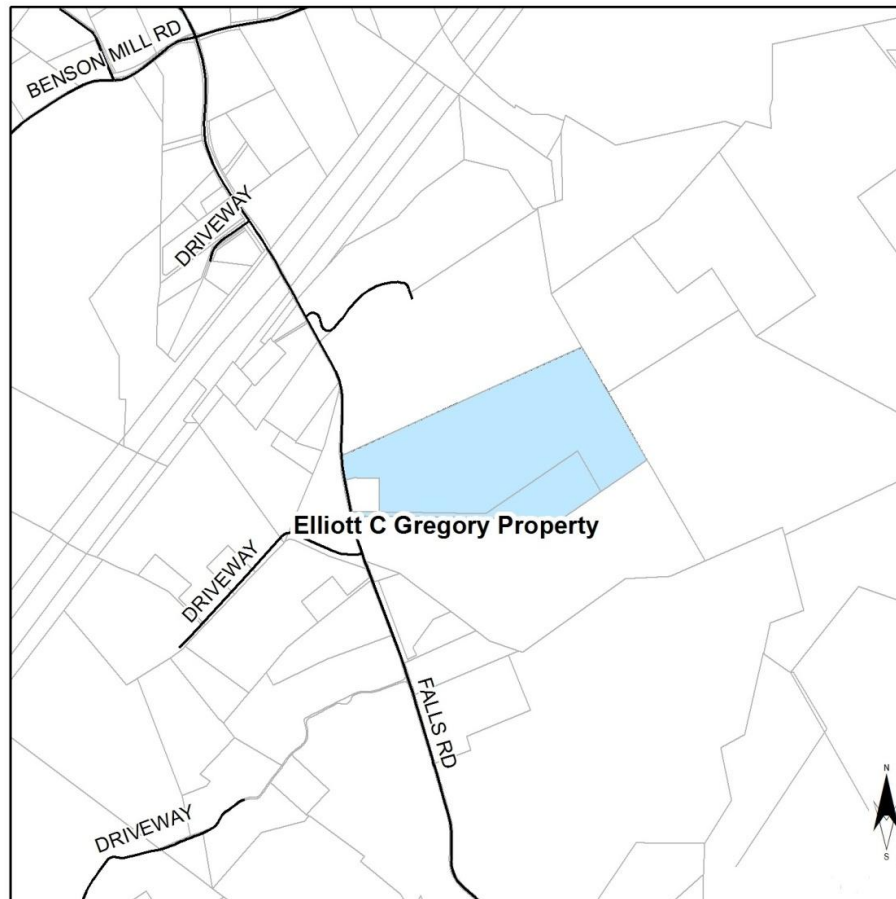|								
DEVELOPMENT TRACK:	Limited	PAI #		40735				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:						
		LIMITED#		13002				
LOCATION:		SW/S Reisterstown Road, SE of Caraway Rd.						
MAP	48	COUNCIL DISTRICT	3	PLAN SUBMITTED	2/1/2013			
BLOCK	21	LMA	CCA	PLAN APPROVAL	5/10/2013			
PARCEL	981	Growth Tier	1					
#PROPOSED:		#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	BL	ACRES	0.6749	
SFD	0	DVLP SFD	0	ZONING2		ACRES		
SFSD	0	DVLP SFSD	0	ZONING3		ACRES		
SFA	0	DVLP SFA	0			TOTAL	0.6749	
MULTIFAM	0	DVLP MFAM	0					
SPECIAL	0	DVLP SPECIAL	0					
OTHER	1	DVLP OTHER	0					
COMMENTS:		DRC#091812A. Existing McDonald's (12012 Reisterstown Rd) to be razed and rebuilt(3,842sqft).						

McDonald's Restaurant
12012 Reisterstown Road

Dunkin Donuts

DEVELOPMENT TRACK:	Limited	PAI #	20769				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED#	12011				
LOCATION:	SW Cor Liberty Rd and Marriottsville Rd						
MAP	66	COUNCIL DISTRICT	4	PLAN SUBMITTED	8/6/2012		
BLOCK	23	LMA	CCA	PLAN APPROVAL	5/14/2013		
PARCEL	197	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	BL-CCC	ACRES	1.389
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.389
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	0				
COMMENTS:	DRC#041012B. Existing service station to be razed. Proposed Dunkin Donuts (1,600sf) and additional retail space(2,568sf)						

Elliott C Gregory Property

|								
DEVELOPMENT TRACK:	Minor	PAI #		50330				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:		10018M				
		LIMITED #						
LOCATION:		E/S Falls Rd, S of Benson Mill Rd						
MAP	27	COUNCIL DISTRICT	3	PLAN SUBMITTED	2/19/2010			
BLOCK	13	LMA	APPA	PLAN APPROVAL	6/4/2013			
PARCEL	267	Growth Tier	4					
#PROPOSED:		#DEVELOPED:						
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES		39.348
SFD	2	DVLP SFD	1	ZONING2		ACRES		
SFSD	0	DVLP SFSD	0	ZONING3		ACRES		
SFA	0	DVLP SFA	0			TOTAL		39.348
MULTIFAM	0	DVLP MFAM	0					
SPECIAL	0	DVLP SPECIAL	0					
OTHER	0	DVLP OTHER	0					
COMMENTS:		Existing dwelling (#15815 Falls Rd) to remain on lot 2 (33.83ac). Proposed dwelling (#15721) on lot 1 (5.52ac).						

Elliott C Gregory Property

8362 Liberty Road

DEVELOPMENT TRACK:	Minor	PAI #		20771			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:		12020M			
		LIMITED#					
LOCATION:		NE Cor Liberty Rd and Hilmar Rd.					
MAP	77	COUNCIL DISTRICT	4	PLAN SUBMITTED	11/7/2012		
BLOCK	16	LMA	CCA	PLAN APPROVAL	6/4/2013		
PARCEL	398	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	0.8392
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.08392
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:		Existing dwelling (#8362 Liberty Rd.) to remain on lot 1 (0.47ac). Proposed dwelling on lot 2 (0.22ac)					

8362 Liberty Road

Swagger Property (Resub of lot 2)

DEVELOPMENT TRACK:	Minor	PAI #		130158			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:		11035M			
		LIMITED#					
LOCATION:		SE/S Spring Ave, NW of Hollins Ferry Rd.					
MAP	109	COUNCIL DISTRICT	1	PLAN SUBMITTED	12/7/2011		
BLOCK	7	LMA	CCA	PLAN APPROVAL	6/4/2013		
PARCEL	P/O 382	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 2	ACRES	1.96
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.96
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:		Existing dwelling (4411 Spring Ave) to be razed. Proposed dwelling on lot 2 (0.67ac) and on lot 2A (1.22ac)					
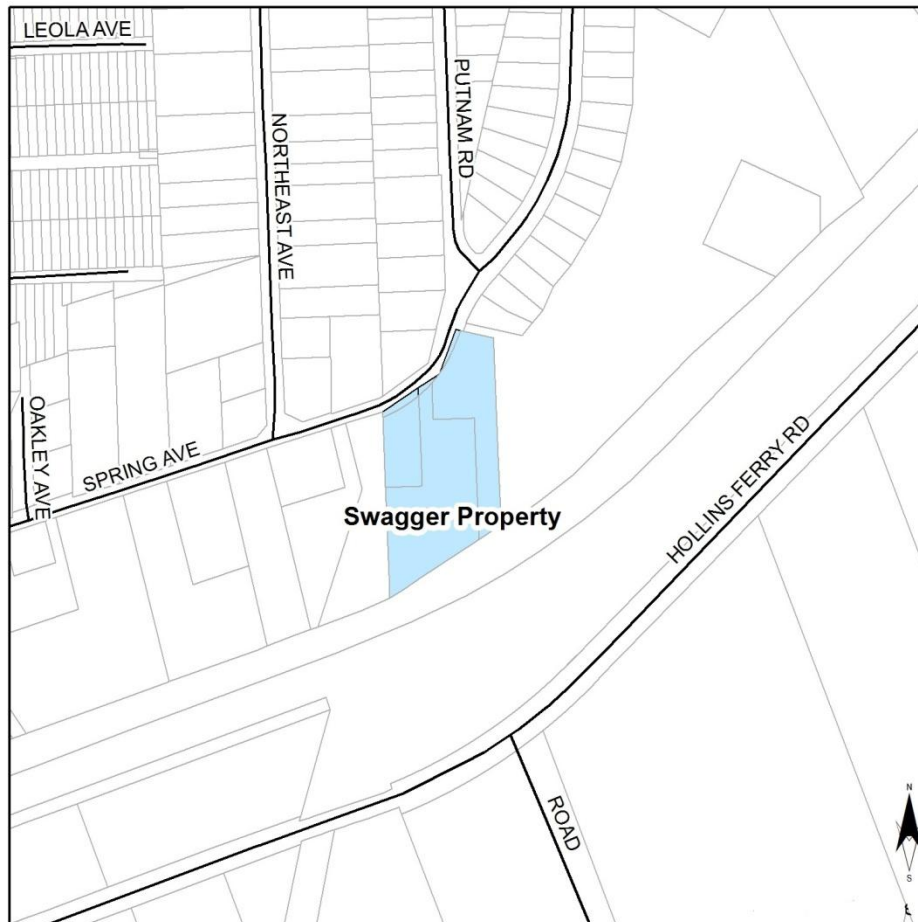
Hutschenreuter, George Property

DEVELOPMENT TRACK:	Minor	PAI #		111077			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:		07162M			
		LIMITED#					
LOCATION:		S/S Harford Rd, SW of Mount Vista Rd.					
MAP	54	COUNCIL DISTRICT	3	PLAN SUBMITTED	1/9/2008		
BLOCK	15	LMA	APPA	PLAN APPROVAL	6/12/2013		
PARCEL	210	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	4.6965
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	4.6965
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS:		Existing dwelling (#12241 Harford Rd) to remain on lot 2 (2.39ac). Proposed dwelling (#12239) on lot 1(2.05ac)					

Hutschenreuter, George Property