



Baltimore County
Department of Planning

Quarterly Subdivision Report

Third Quarter

July 1, 2014 -- September 30, 2014

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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, 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 denser residential, commercial and industrial development. The URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL 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 pg. 3).

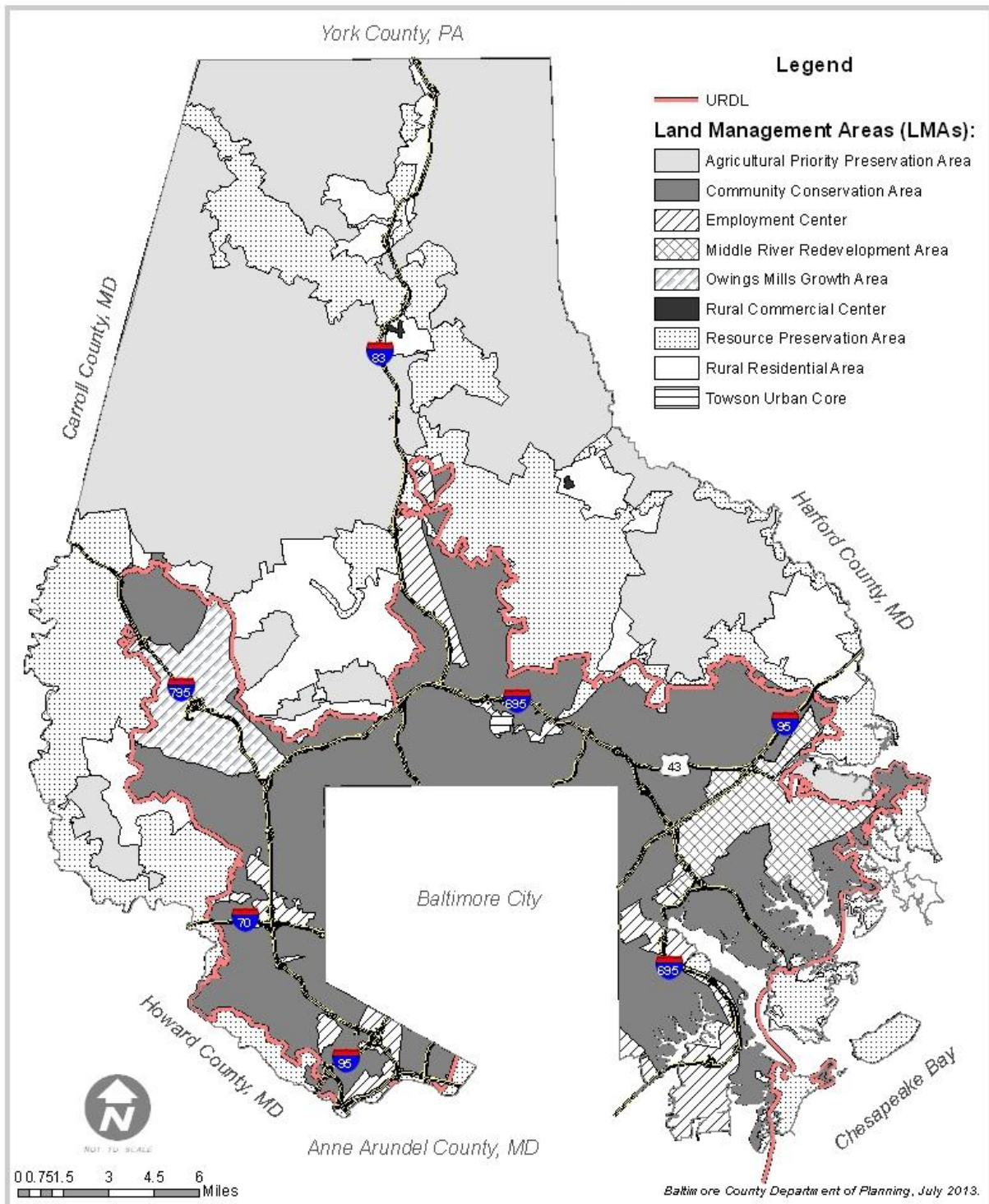
The County utilizes *Master Plan 2020* to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tiers. These tools ensure that Baltimore County remains a national leader in the implementation of responsible land use policy.

The Quarterly Subdivision Report (the “Report”) compiles and analyzes approved development plans within Baltimore County. The Report tracks the County’s progress in the implementation of *Master Plan 2020*.

This issue of the Report summarizes County approved development plans for residential and non-residential activities for the time period beginning July 1, 2014 and ending September 30, 2014. 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 chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential development types and square footage of proposed improvements.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



The table below illustrates the relationship between the URDL and land management areas (LMAs). The LMAs were established in *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
MARRA	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

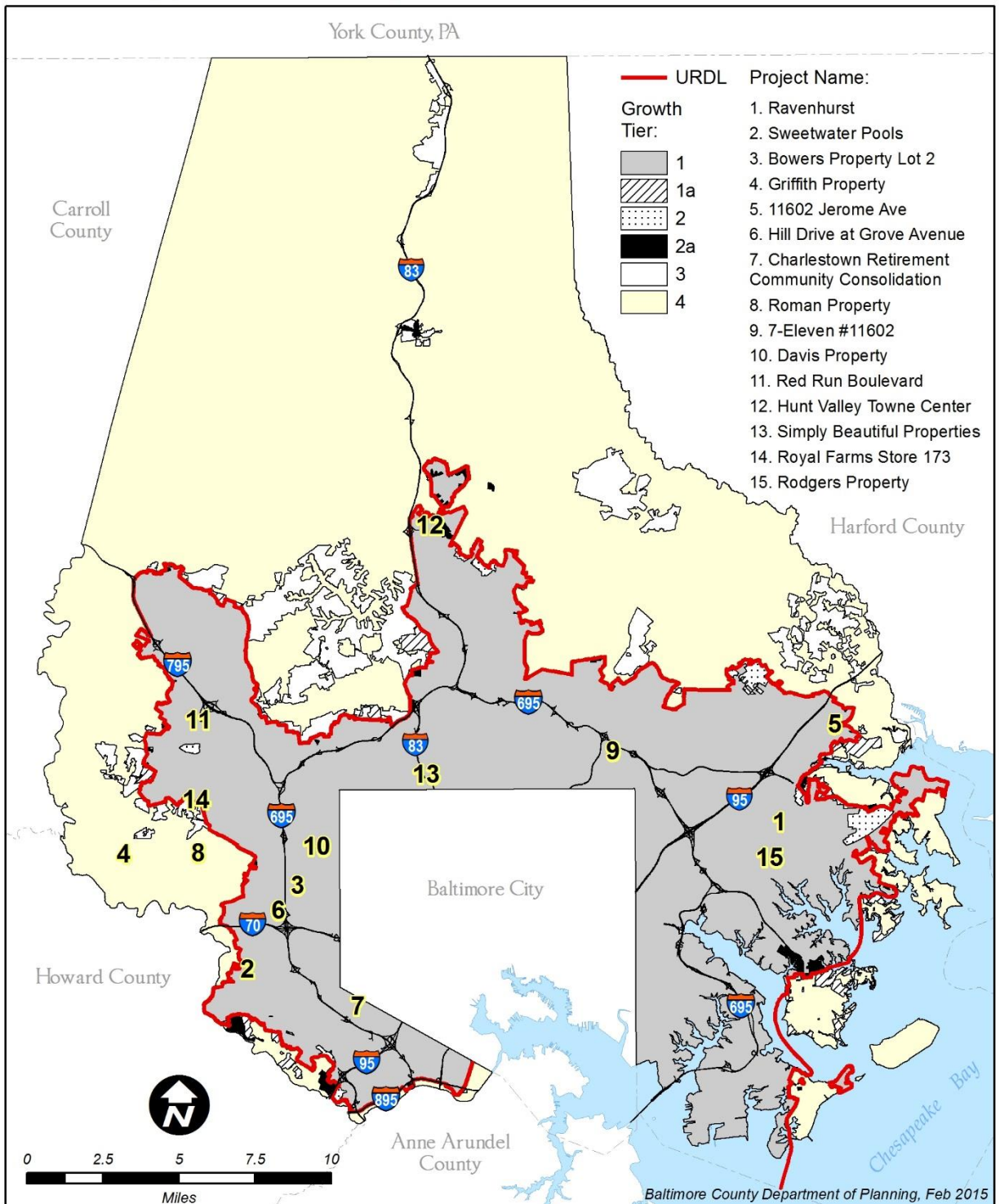
During the 3rd quarter of 2014, Baltimore County approved 15 development plans. During this reporting period, three major developments, six minor developments and six Limited exemptions were approved (Figure 1). Thirteen of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 3rd Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	150867	RAVENHURST	7/17/2014	MAJOR	SFA	DR 10.5	19.4079	MARRA	1
2	10580	SWEETWATER POOLS	7/17/2014	LIMITED	COMMERCIAL	BR, DR 5.5	1.188	CCA	1
3	20446	BOWERS PROPERTY LOT 2	7/18/2014	MINOR	SFD	DR 5.5	0.8100	CCA	1
4	20768	GRIFFITH, ROBERT PROPERTY	7/28/2014	MINOR	SFD	RC 2	36.153	APPA	4
5	111124	11602 JEROME AVENUE	8/1/2014	MINOR	SFD	DR 2, DR 3.5	1.36	CCA	1
6	10572	HILL DRIVE AT GROVE AVENUE	8/14/2014	LIMITED	COMMERCIAL	BL	2.042	EC	1
7	10225	CHARLESTOWN RETIREMENT COMMUNITY CONSOLIDATION	8/17/2014	MAJOR	MIXED	DR 5.5, DR 16, DR 10.5	107.61	CCA	1
8	20759	ROMAN PROPERTY	8/27/2014	MINOR	SFD	RC 2	51.177	RPA	4
9	90841	7-ELEVEN #11602	9/3/2014	LIMITED	COMMERCIAL	BL-AS, DR 5.5	0.576	CCA	1
10	30471	DAVIS, PATRICIA PROPERTY	9/5/2014	MINOR	SFD	DR 5.5	2.003	CCA	1
11	40741	RED RUN BOULEVARD	9/16/2014	LIMITED	COMMERCIAL	BM CT	4.7281	OMGA	1
12	80251	HUNT VALLEY TOWNE CENTER	9/17/2014	MAJOR	MIXED	BM CT	84.685	EC-HV	1
13	30503	SIMPLY BEAUTIFUL PROPERTIES	9/23/2014	LIMITED	COMMERCIAL	ML, ML-AS	2.07	CCA	1
14	20778	ROYAL FARMS STORE 173	9/25/2014	LIMITED	COMMERCIAL	BR	2.43	CCA	1
15	150989	RODGER'S PROPERTY	9/26/2014	MINOR	SFD	DR 5.5	0.9638	CCA	1

Source: Baltimore County Government, December 2014.

Approved Development Plans, 3rd Quarter, 2014



Residential Development

In the 3rd quarter of 2014, Baltimore County approved 445 housing units, 77% being Multi-family units (See Figure 2). There were 13 Single family detached and 90 Single family attached units. Majority of the units (442 of the 445 units) are in land management areas that are inside the URDL and are Growth Tier 1. The remaining three units are in the rural areas outside of the URDL and are Growth Tier 4 (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 3rd Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	150867	RAVENHURST	7/17/2014	MRRA	1	MAJOR	SFA	0	0	90	0	90
3	20446	BOWERS PROPERTY LOT 2	7/18/2014	CCA	1	MINOR	SFD	3	0	0	0	3
4	20768	GRIFFITH, ROBERT PROPERTY	7/28/2014	APPA	4	MINOR	SFD	1	0	0	0	1
5	111124	11602 JEROME AVENUE	8/1/2014	CCA	1	MINOR	SFD	2	0	0	0	2
8	20759	ROMAN PROPERTY	8/27/2014	RPA	4	MINOR	SFD	2	0	0	0	2
10	30471	DAVIS, PATRICIA PROPERTY	9/5/2014	CCA	1	MINOR	SFD	2	0	0	0	2
12	80251	HUNT VALLEY TOWNE CENTER	9/17/2014	EC-HV	1	MAJOR	MIXED	0	0	0	342	342
15	150989	RODGER'S PROPERTY	9/26/2014	CCA	1	MINOR	SFD	3	0	0	0	3
SUM:								13	0	90	342	445
Percentage:								3%	0%	20%	77%	100%

Source: Baltimore County Government, December 2014.

SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

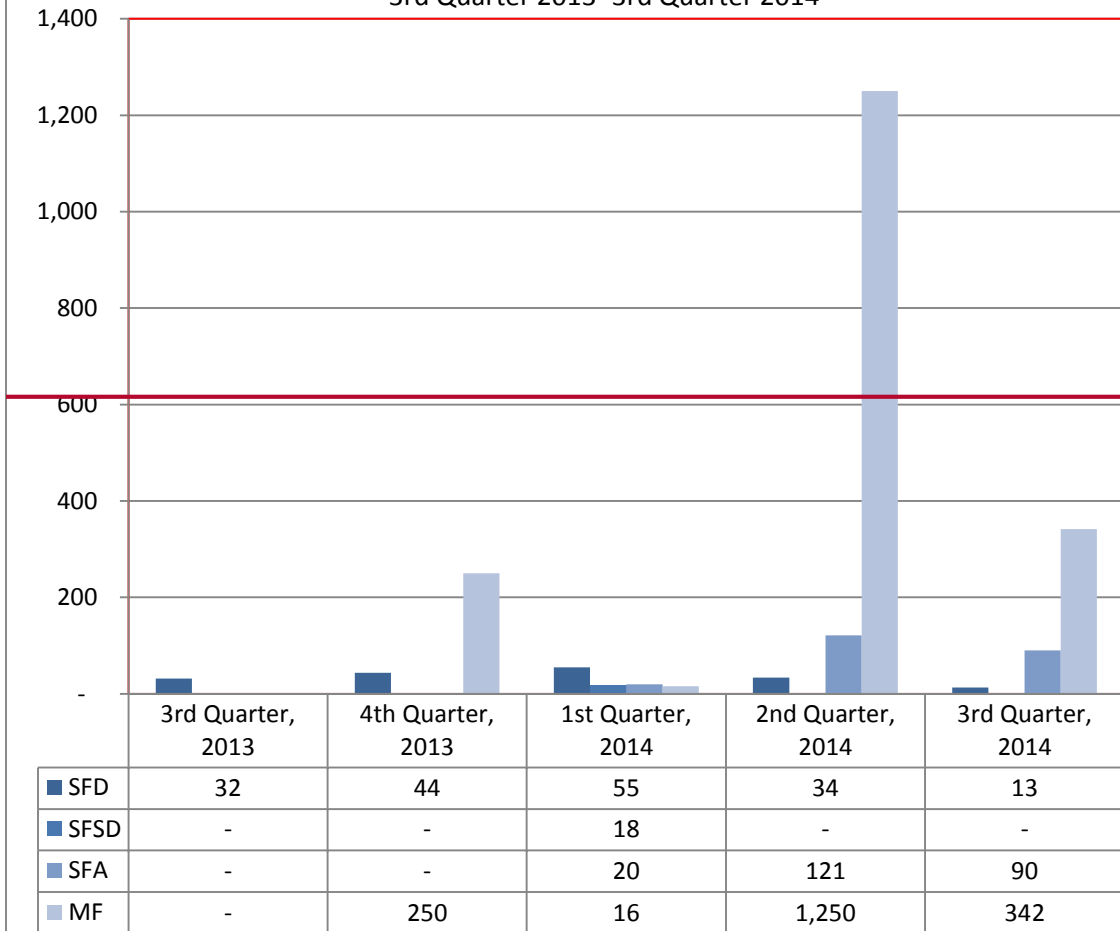
Figure 3. Number of Units by LMA in Approved Development Plans, 3rd Quarter, 2013 - 3rd Quarter, 2014

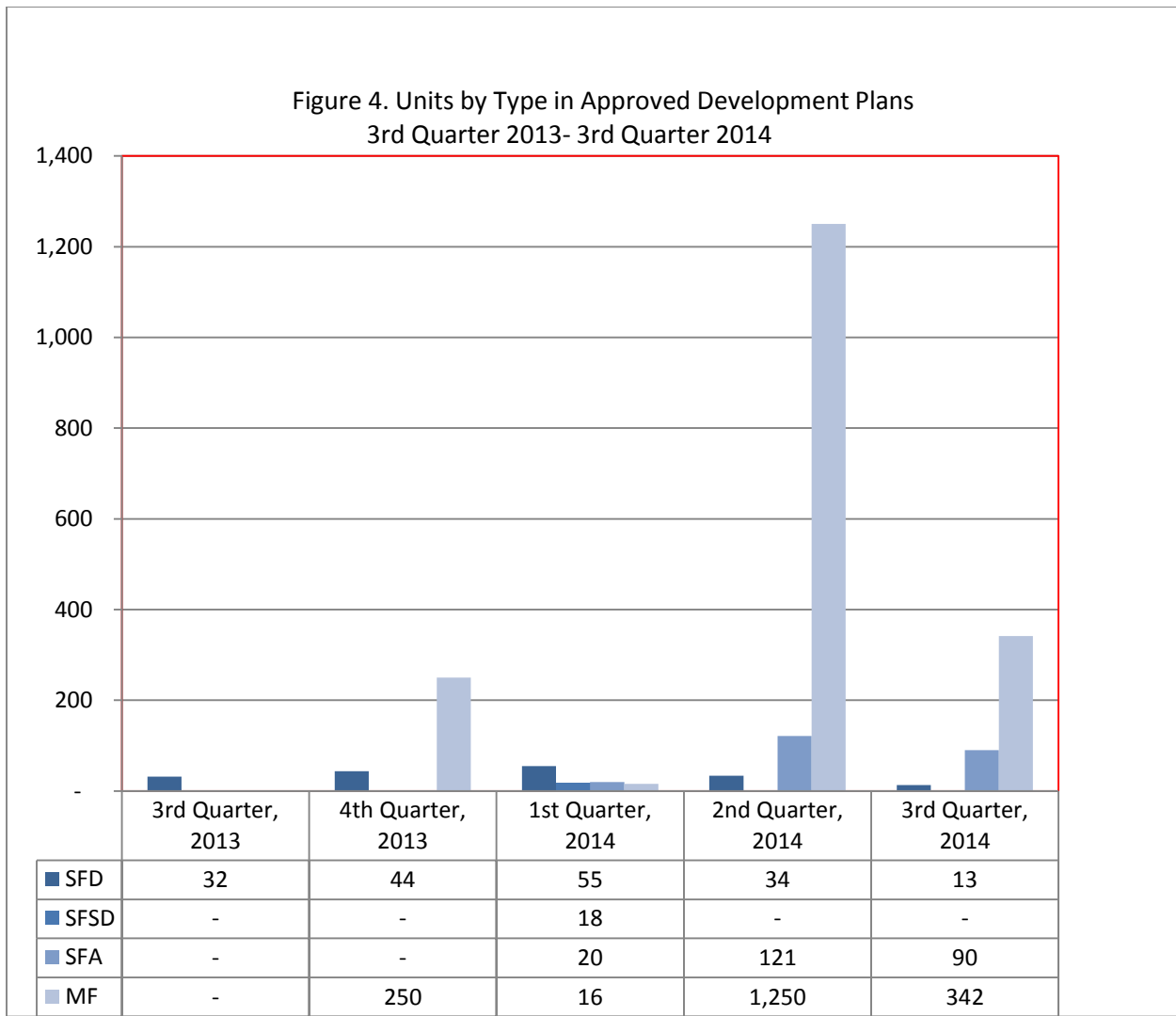
LMA Code	LMA Name	3rd Quarter, 2013	4th Quarter, 2013	1st Quarter, 2014	2nd Quarter, 2014	3rd Quarter, 2014	Total
APPA	Agricultural Priority Preservation Area	0	0	0	0	1	1
CCA	Community Conservation Area	29	44	36	69	10	188
EC	Employment Center	0	0	0	73	0	73
EC-HV	Employment Center-Hunt Valley	0	0	0	0	342	342
MRRA	Middle River Redevelopment Area	0	250	0	1250	90	1590
OMGA	Owings Mills Growth Area	3	0	38	3	0	44
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	2	2
RRA	Rural Residential Area	0	0	35	10	0	45
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	32	294	109	1405	445	2,285

Source: Baltimore County Government, December 2014

The graph in Figure 4 shows the approved development plans by type over the year beginning with the 3rd quarter of 2013 continuing through the 3rd quarter of 2014.

Figure 4. Units by Type in Approved Development Plans
3rd Quarter 2013- 3rd Quarter 2014





The Report also compiles residential units that are newly permitted by occupancy permits in the quarter. The units approved by occupancy permits are on development plans approved and recorded prior to the reporting quarter or on existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the yearly period from 3rd quarter 2013 to 3rd quarter 2014, 1371 units were approved for occupancy. Of them, 80.5% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 3rd quarter of 2014, over 82% of new units in occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 3rd Quarter, 2013 - 3rd Quarter, 2014

Housing Type	3rd Quarter, 2013	4th Quarter, 2013	1st Quarter, 2014	2nd Quarter, 2014	3rd Quarter, 2014	Total	Total %
SFD	102	145	108	132	103	590	43.03%
SFSD	6	10	6	6	0	28	2.04%
SFA	144	94	144	82	22	486	35.45%
MF	27	0	188	26	26	267	19.47%
Sum	279	249	446	246	151	1,371	100.00%

Source: Baltimore County Government, December 2014.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 3rd Quarter, 2014

LMA	SFD	SFSD	SFA	MF	Total
APPA	6	-	-	-	6
EC	-	-	-	-	0
CCA	54	-	22	-	76
MARRA	15	-	-	-	15
OMGA	6	-	-	26	32
RPA	5	-	-	-	5
RRA	16	-	-	-	16
TUC	1	-	-	-	1
Sum	103	0	22	26	151

Policy Area Type	# of Units	% Share of Total
Urban LMA	124	82.12%
Rural LMA	27	17.88%

Growth Tier	SFD	SFSD	SFA	MF	Total
1	80	-	22	26	128
1a	-	-	-	-	0
2	-	-	-	-	0
2a	-	-	-	-	0
3	10	-	-	-	10
4	13	-	-	-	13
Sum	103	0	22	26	151

Policy Area Type	# of Units	% Share of Total
Tier 1	128	84.77%
Tier 1a	0	0.00%
Tier 2	0	0.00%
Tier 2a	0	0.00%
Tier 3	10	6.62%
Tier 4	13	8.61%

Figure 7. Approved Non- Residential/Mixed Development Plans, 3rd Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	LMA	Proposed Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total	
2	10580	SWEETWATER POOLS	7/17/2014	CCA	Retail pool sales	Limited	Commercial	0sf	0sf	0sf	0sf	6,588sf	0sf	6,588sf	
6	10572	HILL DRIVE AT GROVE AVENUE	8/14/2014	EC	10,000sf commercial building	Limited	Commercial	0sf	0sf	0sf	0sf	0sf	10,000sf	10,000sf	
7	10225	CHARLESTOWN RETIREMENT COMMUNITY CONSOLIDATION	8/17/2014	CCA	Two buildings, an addition, and ancillary parking	Major	Mixed	0sf	68,788sf	0sf	0sf	0sf	0sf	68,788sf	
9	90841	7-ELEVEN #11602	9/3/2014	CCA	Existing 7-Eleven and office to remain. No new construction proposed	Limited	Commercial	0sf	0sf	0sf	0sf	0sf	0sf	0sf	
11	40741	RED RUN BOULEVARD	9/16/2014	OMGA	Self storage in 3 story building with an office/ apartment	Limited	Commercial	0sf	0sf	0sf	0sf	0sf	106,114sf	106,114sf	
12	80251	HUNT VALLEY TOWNE CENTER	9/17/2014	EC-HV	New retail	Major	Mixed	0sf	0sf	0sf	0sf	22,111sf	0sf	22,111sf	
13	30503	SIMPLY BEAUTIFUL PROPERTIES	9/23/2014	CCA	Two 1 story retail buildings	Limited	Commercial	0sf	0sf	0sf	0sf	10,892sf	0sf	10,892sf	
14	20778	ROYAL FARMS STORE 173	9/25/2014	CCA	convenience store with gasoline & carryout with outdoor seating.	Limited	Commercial	0sf	0sf	0sf	0sf	0sf	5,166sf	5,166sf	
								SUM:	0sf	68,788sf	0sf	0sf	39,591sf	121,280sf	229,659sf
								Percentage:	0%	30%	0%	0%	17%	53%	100%

Source: Baltimore County Government, December 2014.

Non-Residential Developments

There were seven non-residential development plans approved in the 3rd quarter of 2014 (Figure 7). The largest development consisted of a 106,114 square foot commercial use limited exemption approved within the Owings Mills Growth Area (OMGA) LMA.

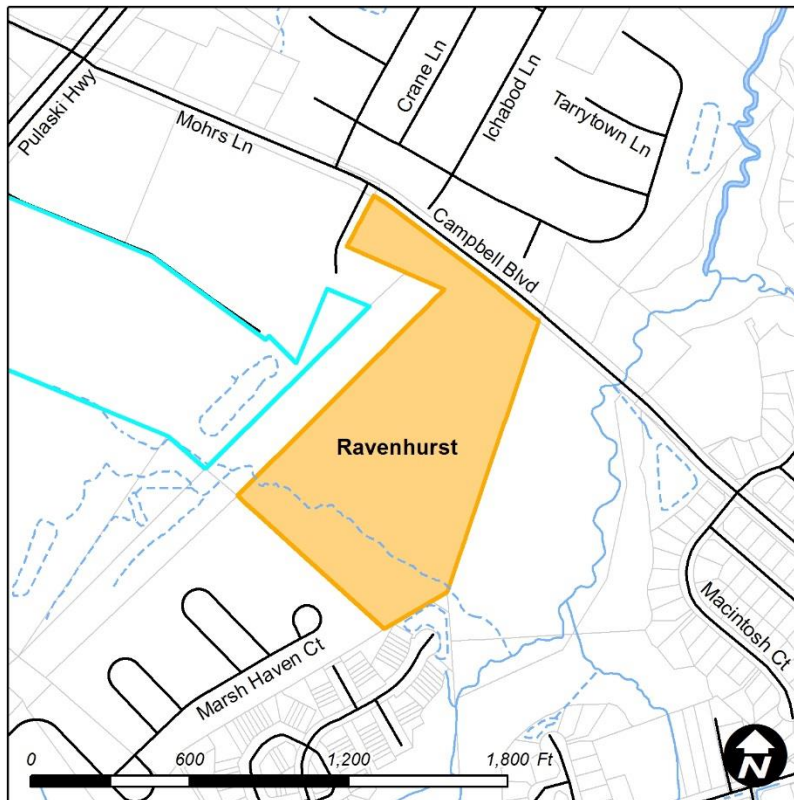
Appendix

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.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd 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

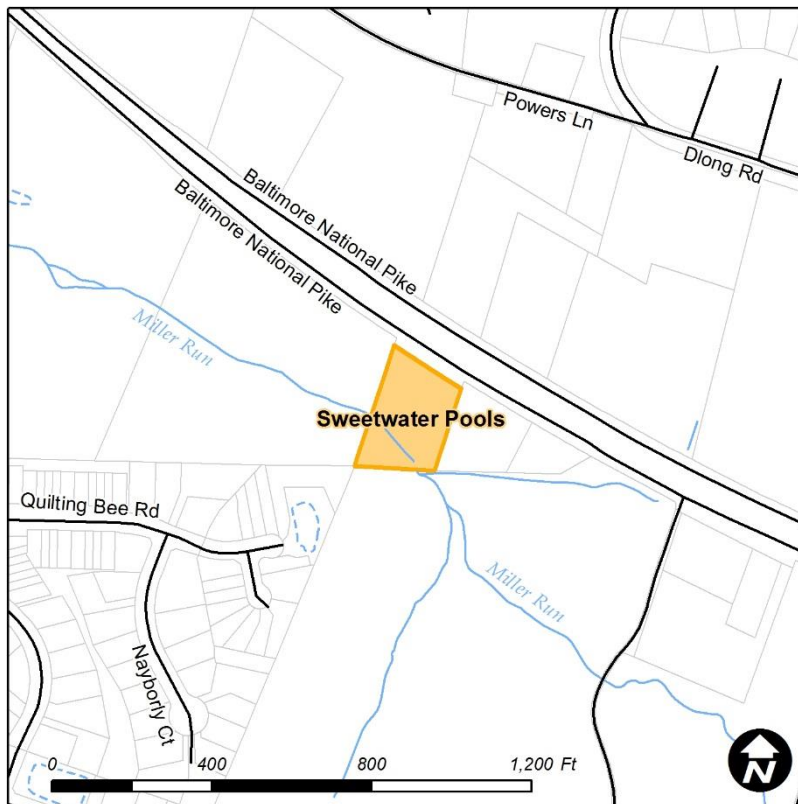
Ravenhurst

DEVELOPMENT TRACK:							
Major	PAI #	150867					
DEVELOPMENT TYPE: SFA							
MINOR SUB #:							
LIMITED #							
LOCATION: SW/S Campbell Blvd Ext, SE of Pulaski Hwy							
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	4/8/2013		
BLOCK	17	LMA	MRRA	PLAN APPROVAL	7/17/2014		
PARCEL	119,385	Growth Tier	1				
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	90	UNITS/LOTS	0	ZONING1	DR 10.5	ACRES	19.4079
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	90	DVLP SFA	0	TOTAL			19.4079
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



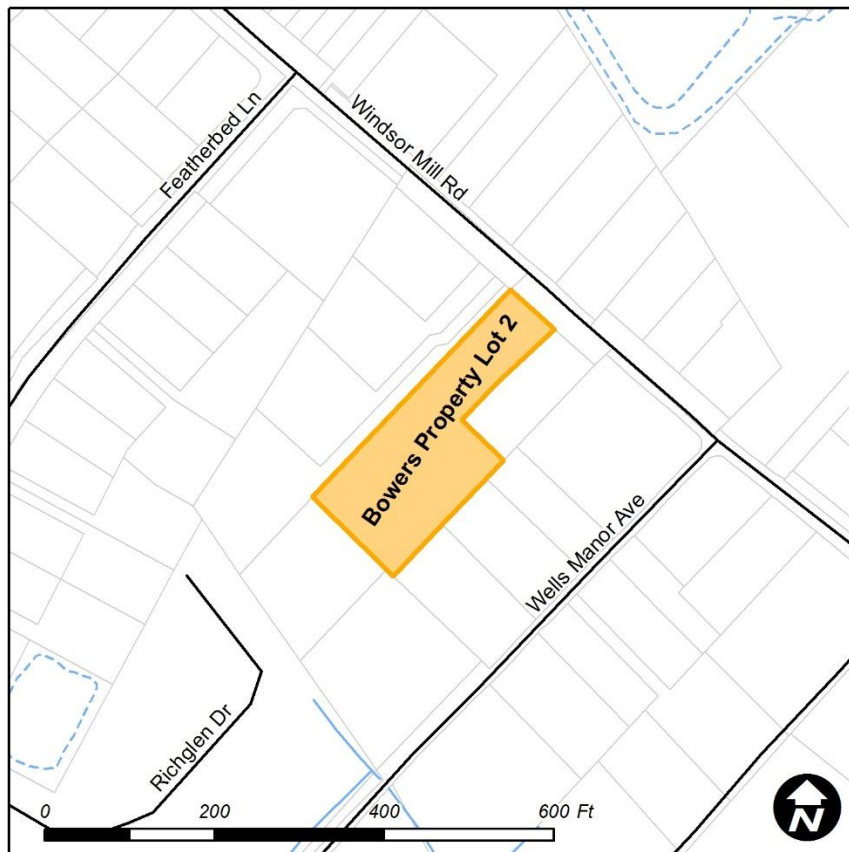
Sweetwater Pools

DEVELOPMENT TRACK:	Limited Exemption	PAI #	10580				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	6619 Baltimore National Pike						
MAP	94	COUNCIL DISTRICT	1	PLAN SUBMITTED	5/9/2014		
BLOCK	22	LMA	CCA	PLAN APPROVAL	7/17/2014		
PARCEL	149	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BR	ACRES	1.188
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES	0
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.188
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



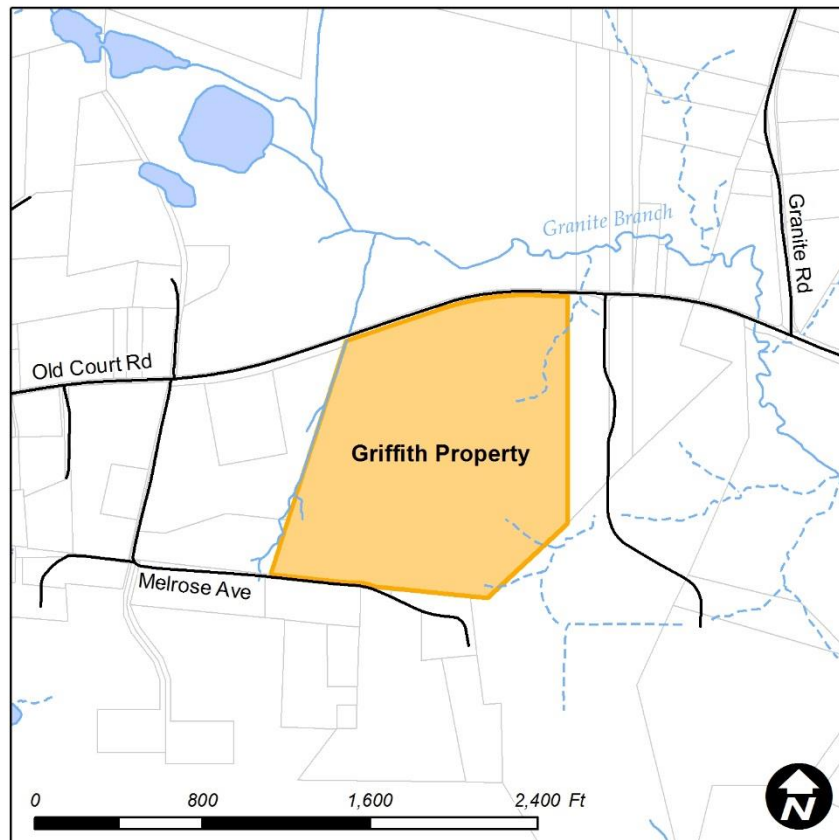
Bowers Property Lot 2

DEVELOPMENT TRACK:	Minor	PAI #	20446				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14001M				
		LIMITED #					
LOCATION:	6741 Windsor Mill Rd.						
MAP	88	COUNCIL DISTRICT	4	PLAN SUBMITTED	1/9/2014		
BLOCK	13	LMA	CCA	PLAN APPROVAL	7/18/2014		
PARCEL	162	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	2	ZONING1	DR 5.5	ACRES	0.81
SFD	3	DVLP SFD	2	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.81
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



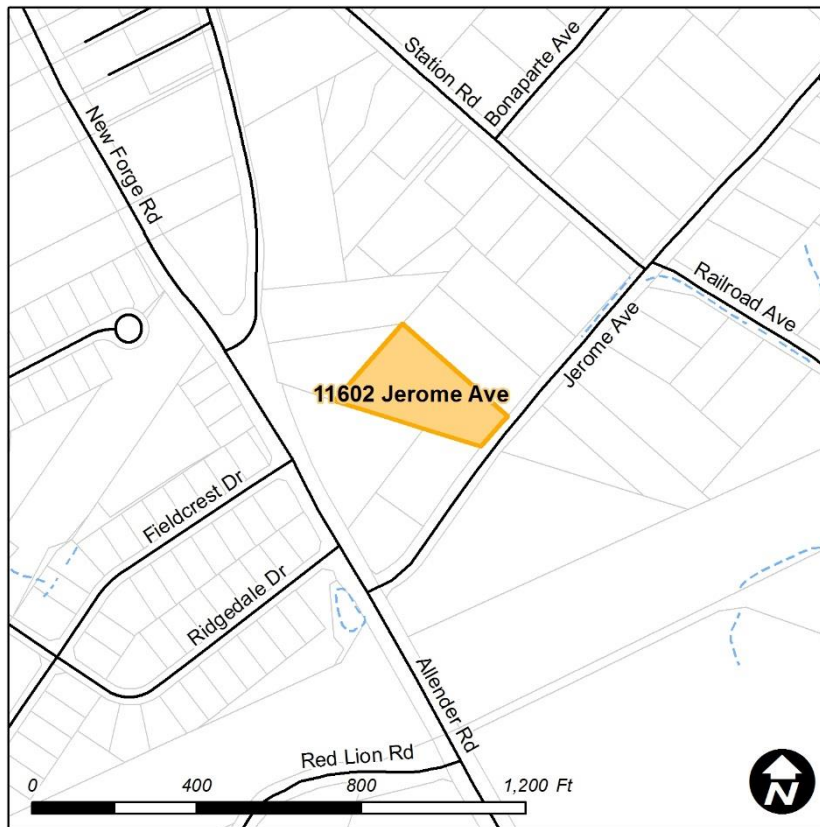
Griffith, Robert Property

DEVELOPMENT TRACK:	Minor	PAI #	20768				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	12008M				
		LIMITED #					
LOCATION:	10322 Old Court Rd.						
MAP	86	COUNCIL DISTRICT	4	PLAN SUBMITTED	8/16/2012		
BLOCK	3	LMA	APPA	PLAN APPROVAL	7/28/2014		
PARCEL	212	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	RC 2	ACRES	36.153
SFD	1	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	36.153
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



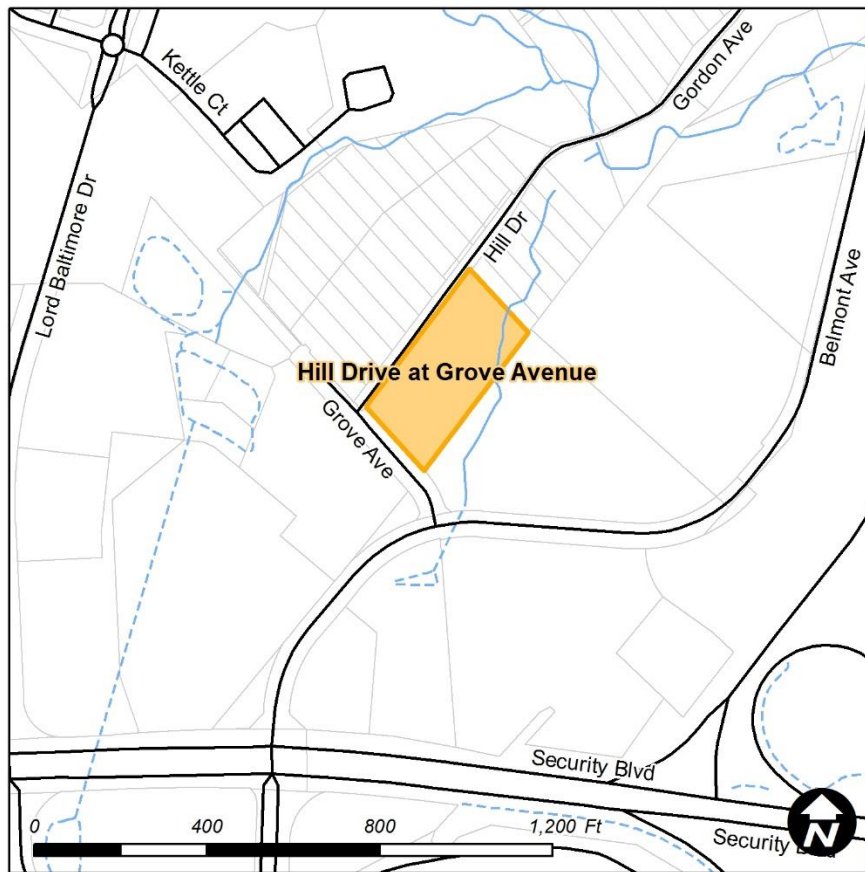
11602 Jerome Avenue

DEVELOPMENT TRACK:	Minor	PAI #	111124				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	13031M				
		LIMITED #					
LOCATION:	11602 Jerome Ave.						
MAP	73	COUNCIL DISTRICT	5	PLAN SUBMITTED	12/12/2013		
BLOCK	2	LMA	CCA	PLAN APPROVAL	8/1/2014		
PARCEL	319	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 2	ACRES	1.36
SFD	2	DVLP SFD	1	ZONING2	DR 3.5	ACRES	0
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.36
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



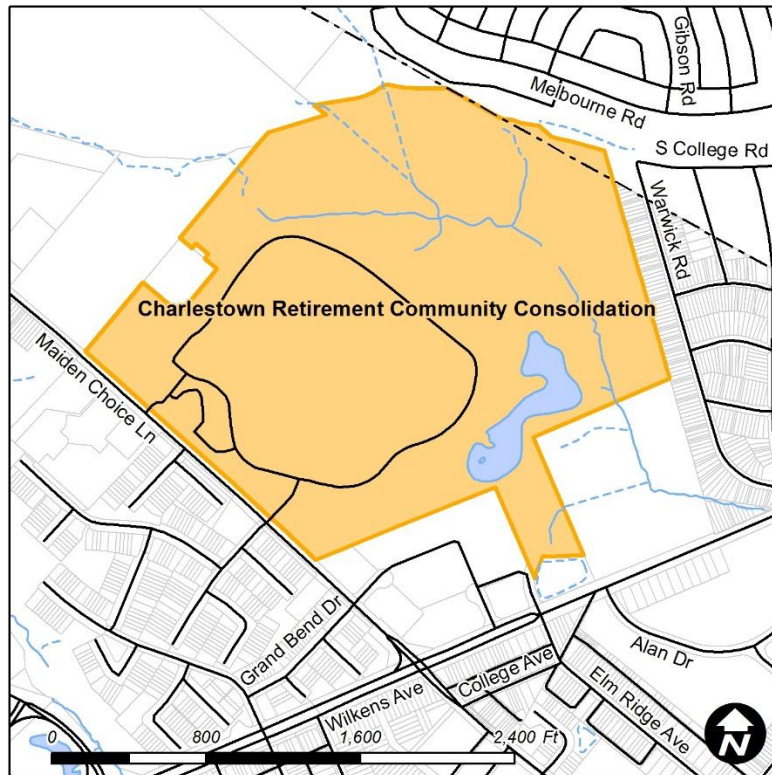
Hill Drive at Grove Avenue

DEVELOPMENT TRACK:	Limited Exemption	PAI #	10572				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #	12019				
LOCATION:	NE COR of Hill Drive and Grove Ave.						
MAP	87	COUNCIL DISTRICT	1	PLAN SUBMITTED	11/14/2012		
BLOCK	24	LMA	EC	PLAN APPROVAL	8/14/2014		
PARCEL	p/o 200 (lots 50-56)	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	2.042
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.042
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



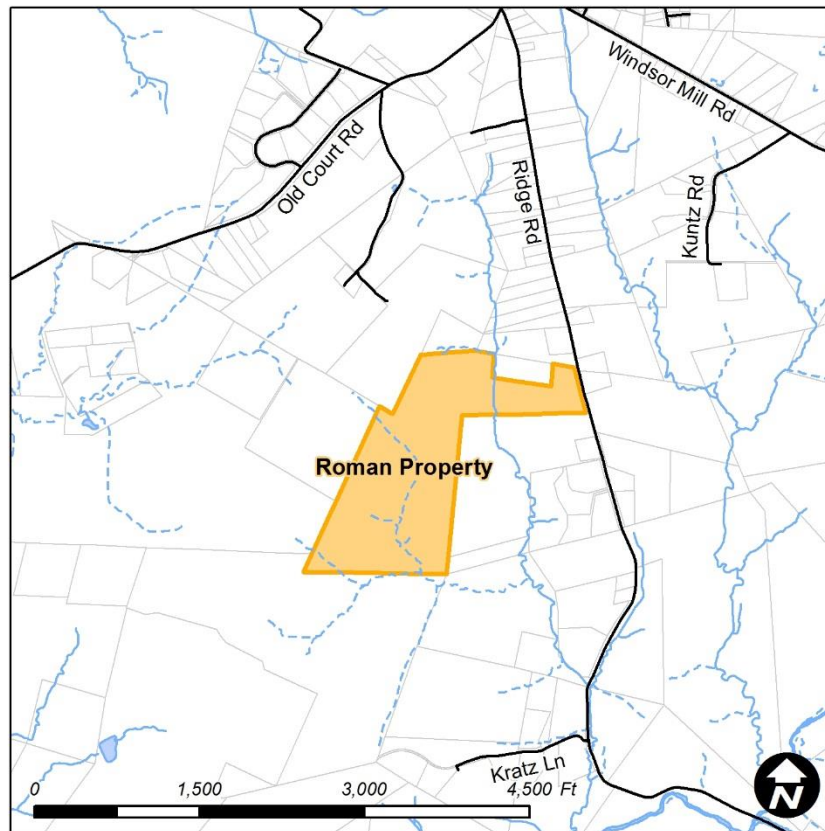
Charlestown Retirement Community Consolidation

DEVELOPMENT TRACK:							
TRACK:	Major	PAI #	10225				
DEVELOPMENT TYPE: Mixed							
MINOR SUB #:							
LIMITED #							
LOCATION: NW/S Maiden Choice LN, NW of Wilkens Ave							
COUNCIL PLAN							
MAP	101	DISTRICT	1	SUBMITTED	7/15/2014		
BLOCK 11							
LMA CCA							
APPROVAL 8/17/2014							
PARCEL 1786, 2050, 2141, 2147							
Growth Tier 1							
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	60.78
SFD	0	DVLP SFD	0	ZONING2	DR 16	ACRES	25.18
SFSD	0	DVLP SFSD	0	ZONING3	DR 10.5	ACRES	3.79
SFA	0	DVLP SFA	0			TOTAL	107.61
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	1830	DVLP SPECIAL	1830				
OTHER	1	DVLP OTHER	1				



Roman Property

DEVELOPMENT TRACK:	Minor	PAI #	20759				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	10007M				
		LIMITED #					
LOCATION:	Ridge Road (near Kratz Lane)						
MAP	87	COUNCIL DISTRICT	4	PLAN SUBMITTED	1/13/2014		
BLOCK	2	LMA	RPA	PLAN APPROVAL	8/27/2014		
PARCEL	119	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	RC 2	ACRES	51.177
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	51.177
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



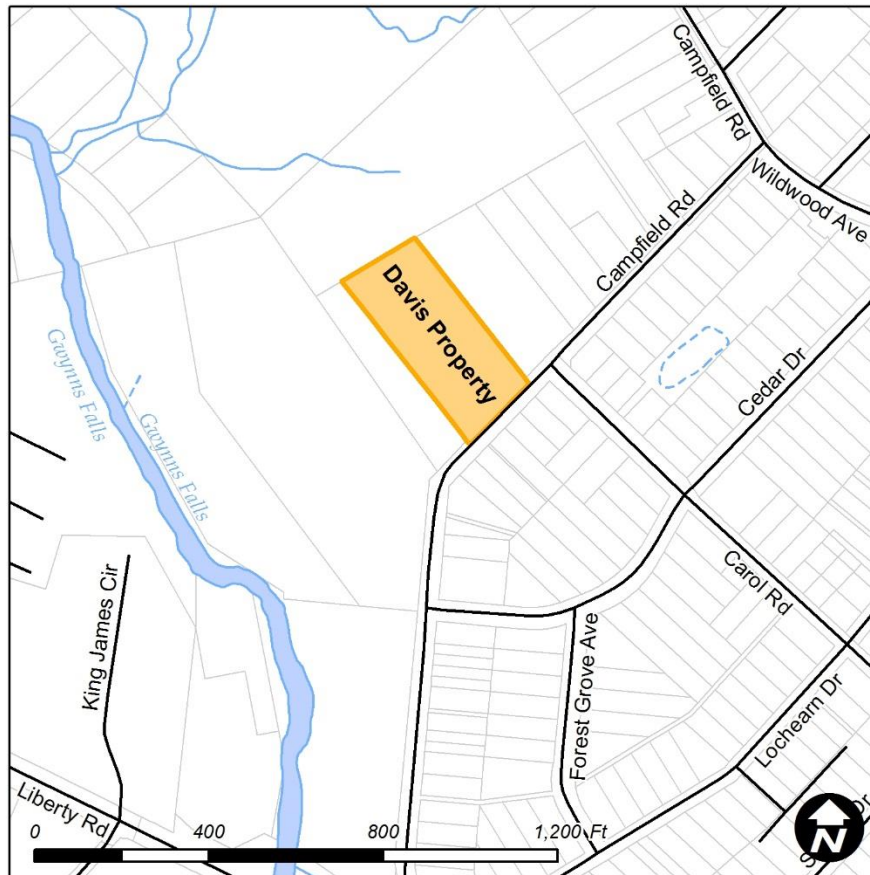
**7-Eleven
#11602**

DEVELOPMENT TRACK:	Limited Exemption	PAI #	90841				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	8605-8607 Old Harford Rd.						
MAP	72	COUNCIL DISTRICT	6	PLAN SUBMITTED	5/2/2014		
BLOCK	13	LMA	CCA	PLAN APPROVAL	9/3/2014		
PARCEL	916	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	BL-AS	ACRES	0
SFD	0	DVLP SFD	0	ZONING2	DR 5.5	ACRES	534
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	0.042
SFA	0	DVLP SFA	0			TOTAL	0.576
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



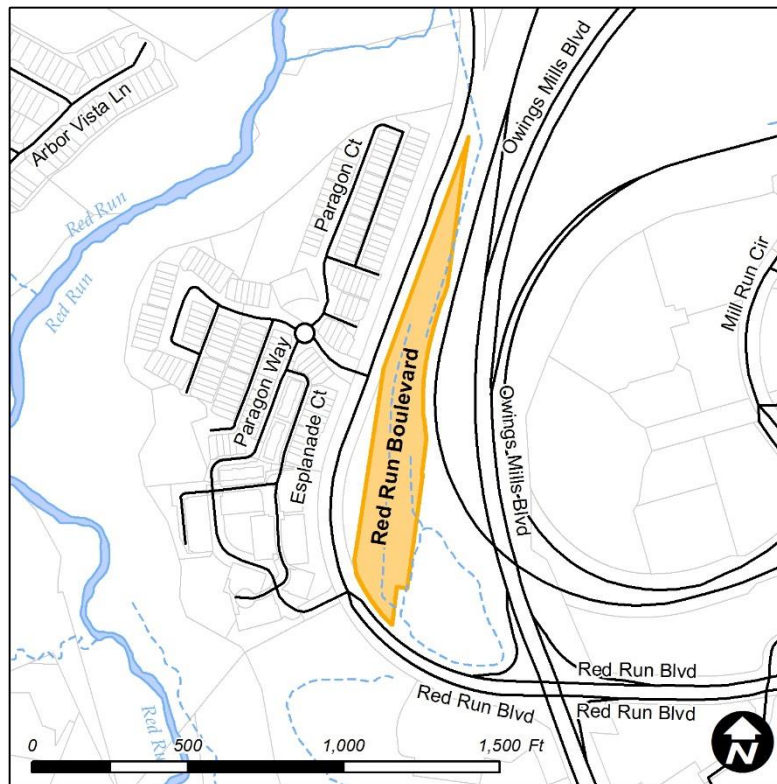
Davis, Patricia Property

DEVELOPMENT TRACK:	Minor	PAI #	30471				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	05153M				
		LIMITED #					
LOCATION:	3652 & 3654 Campfield Rd.						
MAP	88	COUNCIL DISTRICT	4	PLAN SUBMITTED	5/30/2013		
BLOCK	2	LMA	CCA	PLAN APPROVAL	9/5/2014		
PARCEL	46	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	2	ZONING1	DR 5.5	ACRES	2.003
SFD	2	DVLP SFD	2	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.003
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



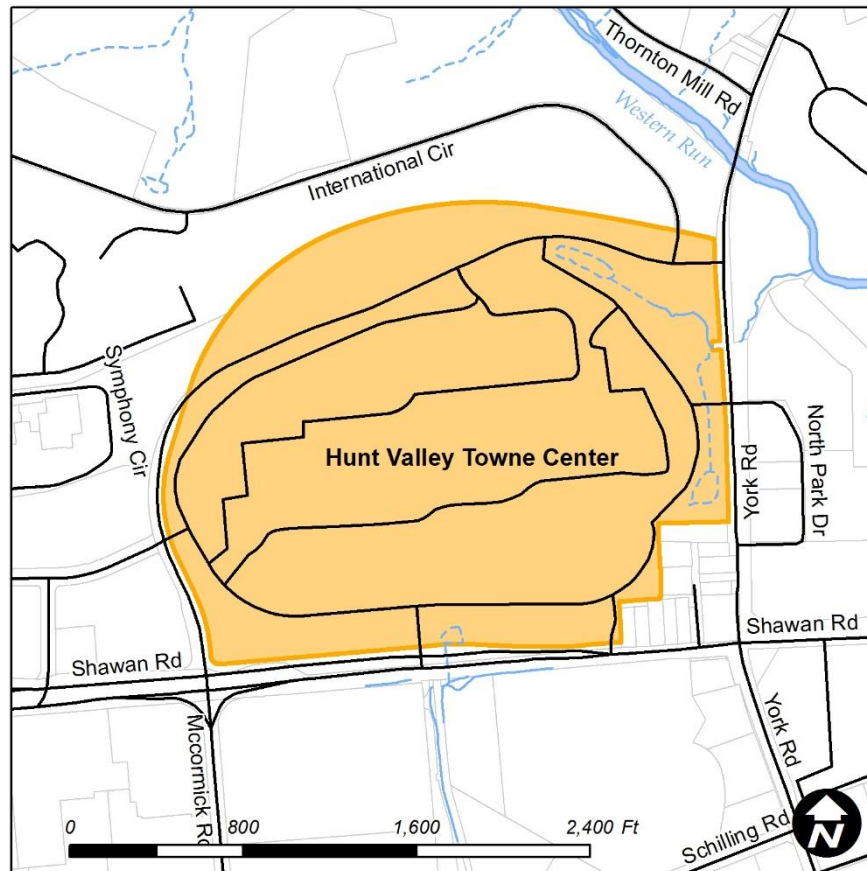
Red Run Boulevard

DEVELOPMENT TRACK:	Limited Exemption	PAI #	40741				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	10560 Red Run Blvd.						
MAP	67	COUNCIL DISTRICT	4	PLAN SUBMITTED	6/25/2014		
BLOCK	8	LMA	OMGA	PLAN APPROVAL	9/16/2014		
PARCEL	538	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM CT	ACRES	4.7281
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	4.7281
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



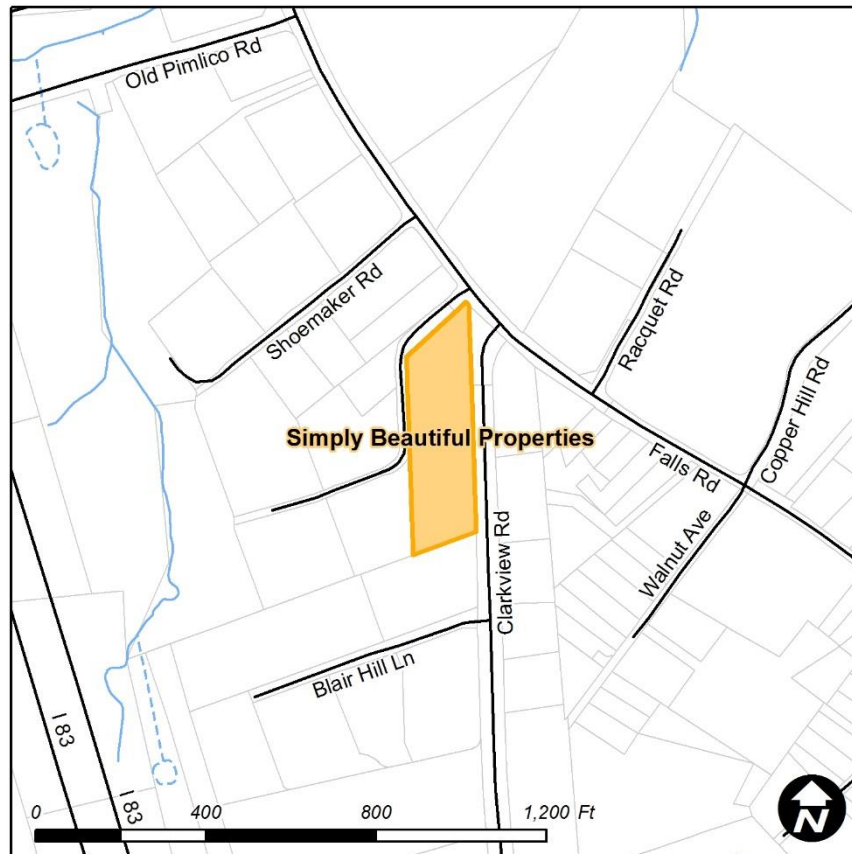
Hunt Valley Towne Center

DEVELOPMENT TRACK:	Major	PAI #	80251				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	N/S Shawan Rd, W of York Rd.						
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	3/10/2014		
BLOCK	9	LMA	EC-HV	PLAN APPROVAL	9/17/2014		
PARCEL	31	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	358	UNITS/LOTS	13	ZONING1	BM CT	ACRES	84.685
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	84.685
MULTIFAM	342	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	16	DVLP OTHER	13				



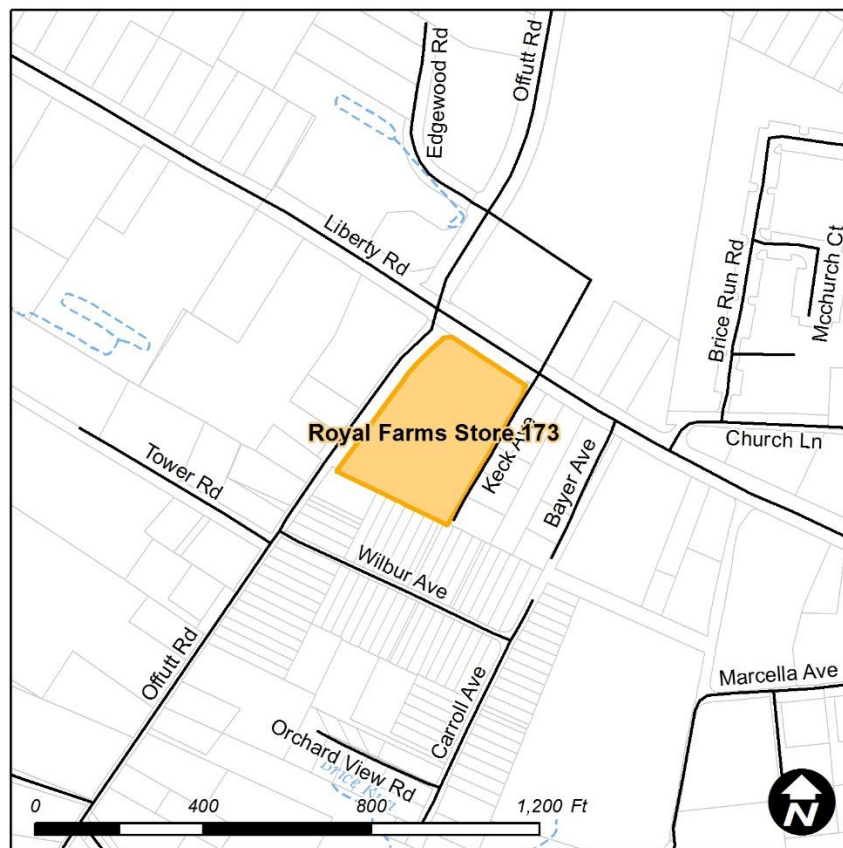
Simply Beautiful Properties

DEVELOPMENT TRACK:	Limited Exemption	PAI #	30503				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	6252 Falls Rd.						
MAP	69	COUNCIL DISTRICT	2	PLAN SUBMITTED	4/16/2014		
BLOCK	21	LMA	CCA	PLAN APPROVAL	9/23/2014		
PARCEL	876	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML	ACRES	2.02
SFD	0	DVLP SFD	0	ZONING2	ML-AS	ACRES	0.051
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.07
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



Royal Farms Store 173

DEVELOPMENT TRACK:	Limited Exemption	PAI #	20778			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
		LIMITED #				
LOCATION:	9043 Liberty Rd.					
MAP	77	COUNCIL DISTRICT	4	PLAN SUBMITTED	7/16/2014	
BLOCK		LMA	CCA	PLAN APPROVAL	9/25/2014	
PARCEL	1200	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BR	ACRES 2.43
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 2.43
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



Rodger's Property

DEVELOPMENT TRACK:	Minor	PAI #	150989				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14006M				
		LIMITED #					
LOCATION:	509 Middle River Rd						
MAP	90	COUNCIL DISTRICT	6	PLAN SUBMITTED	3/27/2014		
BLOCK	11	LMA	CCA	PLAN APPROVAL	9/26/2014		
PARCEL	877	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	0.9638
SFD	3	DVLP SFD	3	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.9638
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

