



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

April 28, 2010

Dina Bruzek
15165 Sapling Ridge Drive
Dayton, MD 21036

RE: High Forest Estates Lot 20
WP-10-106

Dear Ms. Bruzek:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

On April 22, 2010, the Planning Director **approved** your request to waive Section 16.120.(b).(4).(iii).b which establishes a 35' environmental setback from forest conservation easements located on residential lots provided that a deck may project 10' beyond the building envelope.

Approval is subject to the following conditions:

1. Construction of the screened porch, deck and stairs shall be consistent the dimensioned building footprint shown on the approved waiver petition exhibit, WP-10-106.
2. No grading, clearing or construction will be permitted within the forest conservation easement or within its buffer except for as shown on the approved waiver petition exhibit, WP-10-106.
3. Subject to submission and approval of a building permit application for the proposed addition and deck from the Department of Inspections, Licenses and Permits.

Our decision was made based on the following:

- Extraordinary hardship or practical difficulty resulting from strict compliance with the regulations: See the enclosed justification letter submitted by the owner's agent, John Carney – Benchmark Engineering, Inc.
- How the intent of the Regulations will be served to a greater extent: See the enclosed justification letter submitted by the owner's agent, John Carney – Benchmark Engineering, Inc.
- How the approval of this waiver will not be detrimental to the public interests: See the enclosed justification letter submitted by the owner's agent, John Carney – Benchmark Engineering, Inc.
- How the approval of this waiver will not nullify the intent or purpose of the regulations: See the enclosed justification letter submitted by the owner's agent, John Carney – Benchmark Engineering, Inc.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for one year from the date of this letter (April 28, 2011) or as long as the building permit remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pfendlay@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Acting Chief
Division of Land Development

KS/JMF/MPB
cc: Research

Phil Thompson – Development Engineering Division
Greg Ghine
John Carney – Benchmark Engineering, Inc.