



Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

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September 17, 2010

Mr. Louis Mangione  
Music Fair Road Limited Partnership  
1205 York Road - Penthouse  
Lutherville, MD 21093

RE: WP-11-025, Lorien-Elkridge, Parcel A, proposed nursing home with assisted living facility, TM Parcel 32, U.S. Route 1 (SDP-11-002)

Dear Mr. Mangione:

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

As of the date of this letter, the Planning Director **approved** your request to waive:

1. Subdivision Section 16.120(b)(5)(i), to not be required to provide the required noise mitigation for this project to ensure that the noise level in the rear yard does not exceed the standard set in the Design Manual.

The approval of this waiver petition is subject to compliance with the following conditions of approval:

1. Compliance with the enclosed DED comments dated 09/14/10 is required.

Justification for the approval recommendation for this waiver petition:

1. The enclosed justification submitted by the Petitioner.
2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations as the proposed building will be designed to maintain a minimum noise reduction to 45 dBA within it
3. When the irregular shape of the property, the multiple onsite environmental areas, the proposed facility design requirements, and the Route 1 Manual and Design Advisory Panel recommendations/requirements are taken into consideration, extraordinary hardships and practical difficulties would result from strict compliance with the Regulation cited above.

The approval of this waiver petition will remain valid for as long as the site development plan, SDP-11-002, remains in active processing.


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If you have any questions, please contact Michael Antol at (410) 313-2350 or email at [mantol@howardcountymd.gov](mailto:mantol@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Acting Chief  
Division of Land Development

  
KS/MA/WP11025.appr.ltr.

cc: File  
Research  
DED  
MSHA  
SDP-11-002  
Benchmark Engineering, Inc.