



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

Marsha S. McLaughlin, Director

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October 4, 2010

The Columbia Association
Attn: Nick Mooneyhan
10221 Wincopin Circle
Columbia, MD 21044

RE: WP-11-029, Hobbits Glen Golf Course, Waiver
Petition Request

Dear Mr. Mooneyhan:

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

As of the date of this letter, the Planning Director **approved** your request to waive Section 16.155(a)(1), requiring an approved site development plan for nonresidential development.

Approval is subject to the following conditions:

1. This waiver applies only to improvements to golf course tees, sand traps, greens, and fairways as depicted on the waiver petition site plan exhibit.
2. The applicant shall obtain necessary permits as required by the Department of Inspections, Licenses and Permits. The applicant shall reference Waiver Petition WP-11-029 on all permit applications.
3. The applicant shall obtain any necessary State or federal authorizations prior to start of work.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The practical difficulty and extraordinary hardship involved with this waiver petition consist of the requirement of the petitioner to prepare a standard site development plan for activities very limited in scope. Activities proposed are restricted to excavation, backfilling, and grading of existing golf course tees, sand traps, greens, and fairways, and disturbed areas would be returned to pre-construction conditions. Submission by the petitioner of a standard site development plan would prove inefficient and contrary to established procedure for similar projects. Strict adherence to the regulations by requiring the applicant to process a standard site development plan for maintenance of the golf course greens would establish an unnecessary hardship.

Implementation of an Alternative Proposal

Processing of this waiver petition is considered a reasonable alternative to processing a site development plan. The waiver petition site plan exhibit provides all pertinent information and details to show the sediment and erosion control measures to renovate the existing golf course tees, sand traps, greens, and fairways. The proposed improvements conform to all requirements, have no permanent impact on environmental features, and involve no new structures or changes in land use.

Not Detrimental to the Public Interest

Approval of this waiver request will not be detrimental to the public interest since golf course renovations are an incidental and necessary function of the golf course and country club, a use permitted under FDP Phase 5-A-II. Approving the waiver request will be in the best interest of the public since it will provide an improved golf course facility for public use and enjoyment.

Does Not Nullify the Intent or Purpose of the Regulations

The waiver, if approved, will not nullify the intent and purpose of the Howard County Subdivision and Land Development Regulations as stated in Section 16.101. The intent and purpose of the regulations include assisting in the orderly and efficient development of land and providing uniform procedures and standards for the processing of development plans. The waiver exhibit provides all necessary site development plan information for review and compliance with the regulations. Therefore, approval of this waiver request will not nullify the intent or purpose of the regulations, which is to ensure that all proposals are processed in an orderly and efficient manner and that proposals follow uniform procedures and standards for processing to obtain necessary County review and approval.

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 or as long as a building permit remains in active processing.

If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at jehartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development

KS/TKM/JH

cc: Research
DED
File# WP-11-029
Sill, Adcock, and Associates, LLC, Attn: Paul Sill