



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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FAX 410-313-3467
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November 17, 2010

Dave Cordingley
10010 Gorman Road LLC
1897 Preston White Drive, Suite 105
Reston, Virginia 20191

Re: Wincopia Farms
Waiver Petition WP-11-076
(Preliminary Equivalent Sketch Plan SP-10-005)

Dear Mr. Cordingley:

The Director of the Department of Planning and Zoning considered your request for a waiver of the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director approved your request to waive Subsection 16.1205(a)(10) of the Howard County Code. Waiver approval authorizes disturbance to specimen trees as depicted by the waiver exhibits on file, subject to the following condition:

1. Petitioner shall continue to investigate sanitary sewer designs which avoid or minimize impacts to specimen trees and their critical root zones.

Waiver approval includes the following advisory comment:

1. Be advised that the 2007 Stormwater Management Regulations are in effect. Any projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will be required to submit revised plans designed to current regulations.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The petitioner would incur extraordinary hardship if required to comply strictly with the regulations and modify the plan to protect all specimen trees found within the proposed development limits. The site includes a total of 28 specimen trees. A total of five trees will require removal with the possibility for removal of one additional tree depending on the final design for public utilities. The five or six trees designated for removal were given consideration in the project design but due to other site design constraints, their removal is unavoidable. The remaining 22 specimen trees are to be saved within proposed forest retention and open space areas.

Not Detrimental to the Public Interest

Approval of this waiver based on the petition submitted, in conjunction with adherence to the conditions enclosed, will not be detrimental to the public interest.

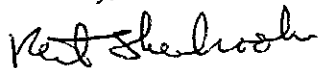
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The justification for recommendation was supported by information provided by the petitioner.

Indicate the waiver petition file number on all related plats and site development plans. This waiver remains valid for one year from the date of this letter or as long as this subdivision remains in active processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by e-mail at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
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