



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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June 2, 2011

Paul Walsky  
Howard County Department of Recreation and Parks  
7120 Oakland Mills Road  
Columbia, MD 21046

Dear Mr. Walsky:

RE: WP-11-176, Haviland Mill Road Public Park Site

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)** for a waiver of the site development plan requirement.

Approval is subject to the following conditions:

1. The applicant must obtain approval of a grading plan and must acquire all required grading permits through the Development Engineering Division, Department of Inspections, Licenses and Permits and Howard Soil Conservation District.
2. The applicant must pay a fee of \$1307.00 for fee-in-lieu for the Forest Conservation requirements with the transfer of funds from the Department of Recreation and Parks.
3. Compliance with the Development Engineering Division comments dated May 26, 2011.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty**

The practical difficulties and unnecessary hardships involved with this waiver petition is that the scope of site work proposed is minor and that requiring the applicant to process a standard site development plan would be unnecessarily time consuming. The total limit of disturbance is minimal and the storm water management requirements are being satisfied by a proposed swale.

**Alternative Proposal**

The processing of this waiver petition should be viewed as a reasonable alternative to processing a site development plan. The waiver plan exhibit provides all the pertinent information and details for the proposed site improvements normally shown on a site development plan.

**Not Detrimental to the Public Interest**

The four space parking facility will generate minimal traffic and will be located a minimum of 75' from Haviland Mill Road and will be screened by American Holly trees. The improvements will not be harmful to the public interest.

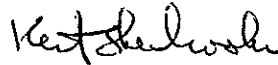
**Not Nullify the Intent or Purpose of the Regulations**

The waiver, if approved will not nullify the intent and purpose of the Howard County Subdivision and Land Development Regulations as the waiver exhibit provides all necessary site development plan information for review and compliance of the regulations. All applicable SRC agencies have recommended approval of this waiver request.

This requested waiver will remain valid one year from date of this letter or as long as this grading plan remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

Enclosure (DED comments)

cc: Research  
DED