



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

July 24, 2012

Antonio Romano
AJR Properties, LLC
8970 Maier Road
Laurel, Maryland 20723

RE: WP-12-¹⁴⁹~~147~~, 11071 Guilford Road

Dear Mr. Romano:

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)** of the Subdivision and Land Development Regulations, which states that a site development plan is required for new or expanded nonresidential development.

Approval is subject to the following conditions:

1. The waiver petition plan exhibit shall serve as the substitute for a site development plan for development. All improvements shown on the exhibit must be constructed per the plan exhibit dated July 20, 2012.
2. The waiver petition shall apply only to the uses and structures as described in the petition and as shown on the revised petition plan exhibit dated July 20, 2012 and not to any other activities, uses, structures, or additions on the property.
3. Perimeter landscaping shall be required along the frontage of the property adjacent to Guilford Road in accordance with the Section 16.124 of the Subdivision and Land Development Regulations, the Landscape Manual, and as shown on the landscape plan exhibit dated July 20, 2012. This Department will perform an inspection to verify installation of the required plant materials. The inspection fee required for this project is \$100.00 and must be paid to the Department of Planning and Zoning within sixty (60) days of the approval letter (on or before September 22, 2012) or before the use has commenced (which ever date comes first).
4. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on-site.
5. Compliance with the minimum bulk requirements for the M-2 Zoning District. Storage of equipment shall not encroach into the required setbacks.
6. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetland buffer as shown on the plan exhibit.
7. Compliance with the comments from the Department of Inspections, Licenses and Permits (see attached).
8. Compliance with the comments from the Department of Environmental Health (see attached).

9. Compliance with the comments from the Development Engineering Division (see attached).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

This petition was submitted based on limited improvement being made to the property. TurboHaul, the business that is leasing the parcel, provides bulk trash pickup, roll-off dumpsters, and demolition and eviction services. TurboHaul intends to utilize the property's existing gravel storage yard "as is" for outside storage of equipment and vehicles, and proposes to place three certified modular units, totaling 2,035 square feet, on an existing building slab for office use. Due to the limited nature of the improvements, compliance with submitting a standard site development plan for review would cause the applicant a delay and hardship. The applicant has already relocated their business operation to the subject property.

Not Detrimental to the Public Interest

Approval of this waiver petition will not be detrimental to the public welfare. DPZ and various SRC agencies have reviewed the waiver exhibit in accordance with the current requirements, including the Howard County Code.

Will not Nullify the Intent or Purpose of the Regulations

The waiver petition is an acceptable alternative to submitting a site development plan for standard review because the waiver petition exhibit complies with the current Regulations. Per the pre-submission meeting held on February 2, 2012 with DPZ, the applicant has demonstrated to the Development Engineering Division that the use will have no impact to peak hour traffic, the site will not create any additional site impervious area that would require compliance with stormwater management, and the applicant has received Design Manual approval to continue using a gravel storage/parking area (Design Manual, Volume IV, detail R-2.01) and to allow continual use of a septic system rather than connection to public sewer (Design Manual, Volume II, Section 1.4.A). In compliance with concerns from the Division of Land Development, the applicant has demonstrated that the forest conservation obligation was satisfied under SDP-06-021 with a payment of fee-in-lieu of forest conservation in the amount of \$21,780.00. As a condition of approval the applicant will be required to plant perimeter landscaping along Guilford Road in accordance with Section 16.124 of the Subdivision and Land Development Regulations and Landscape Manual. Perimeter landscaping adjacent to the industrial properties and railroad will be satisfied by the existing block wall and fences. No grading or removal of vegetation cover in the existing wetland buffer is proposed. And, the setback requirements and parking requirements are upheld in accordance with the Zoning Regulations.

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 or as long as this site development plan remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

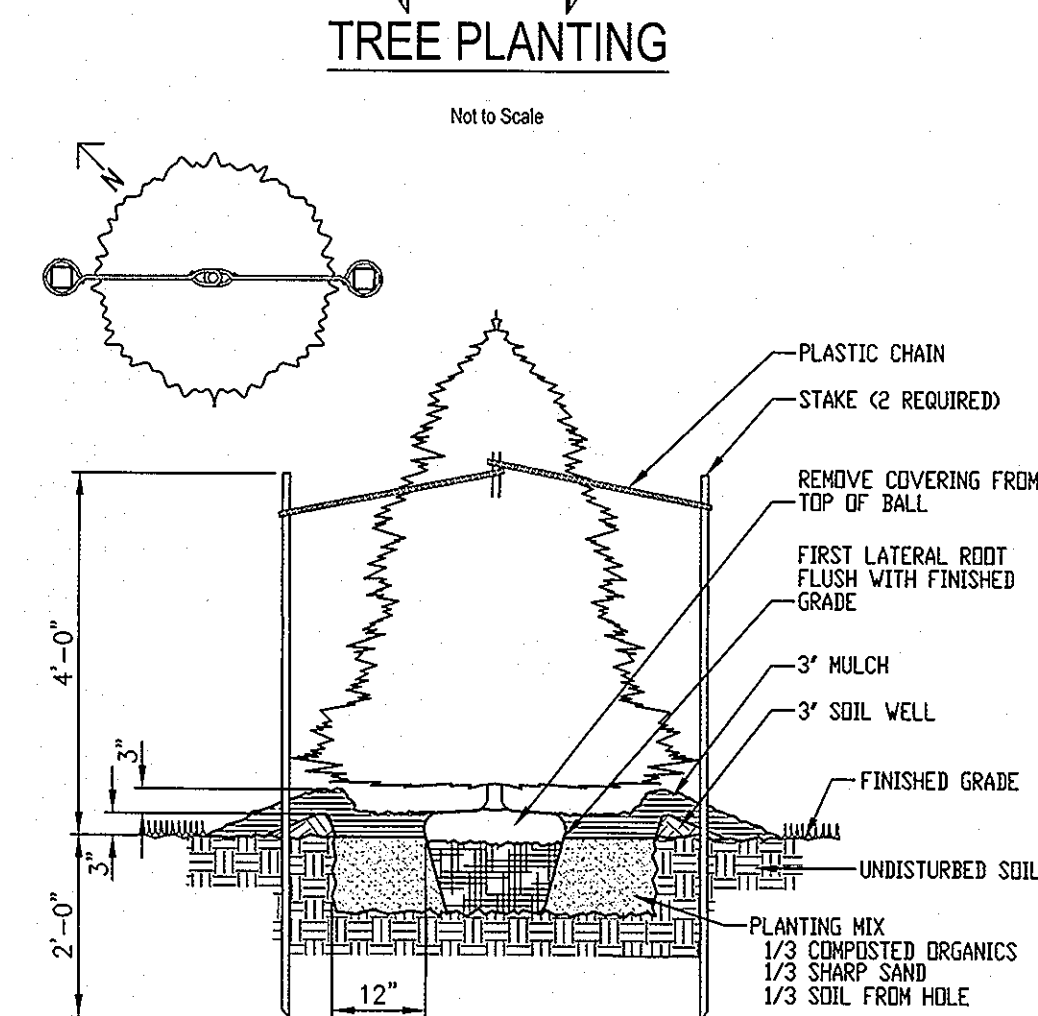
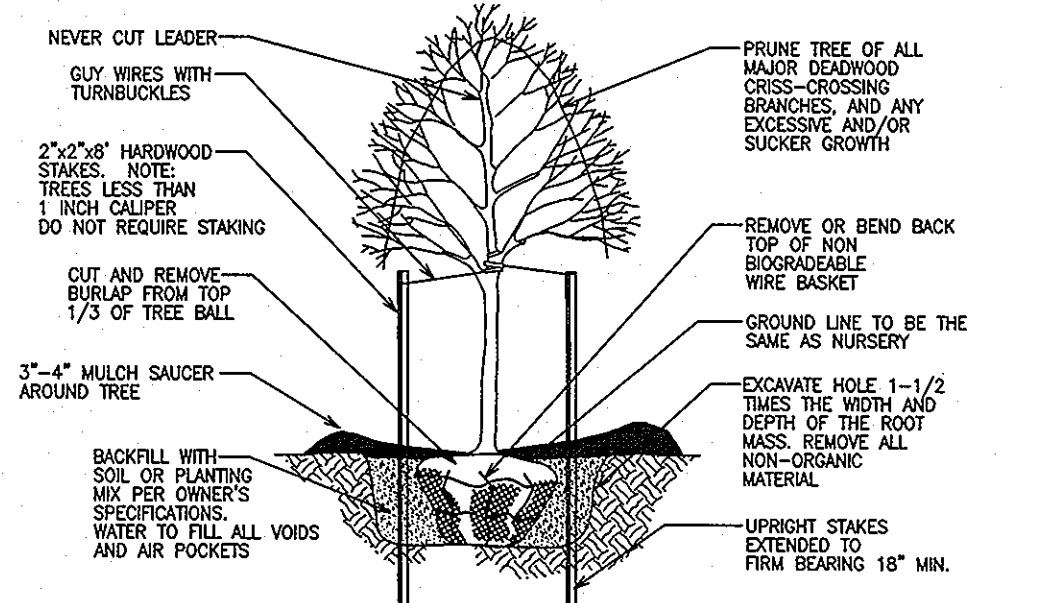
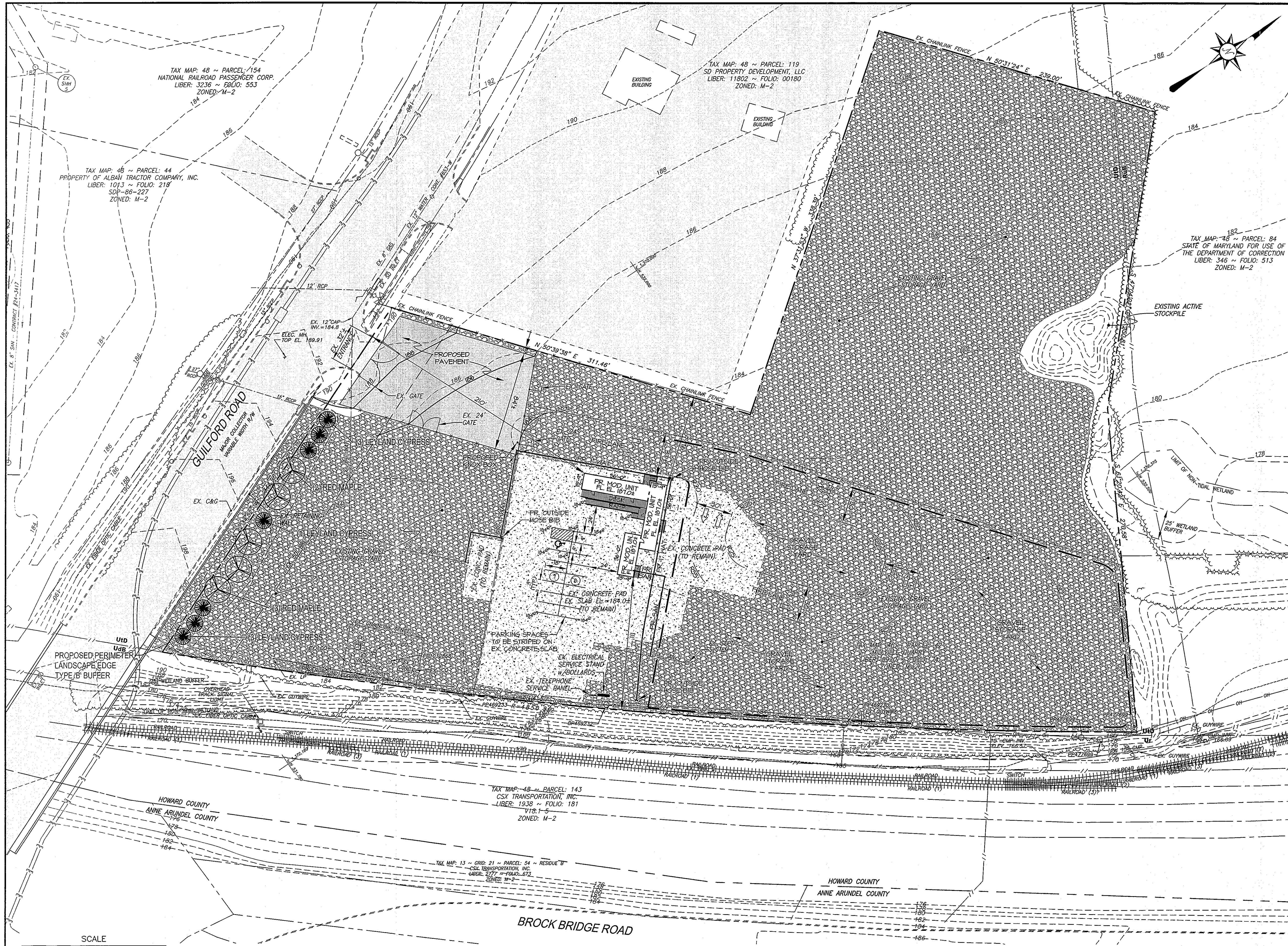
Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

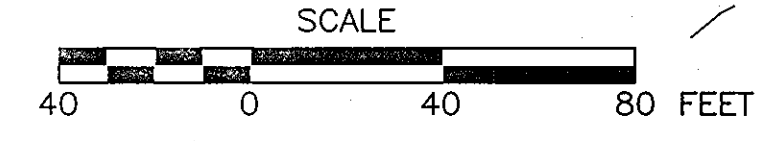
cc: Research
DED
David G. Taylor & Associates, LLC



- LANDSCAPE NOTES:**
- Quantities shown on the plant list are for the Contractor's convenience only. Symbols on the plan shall take precedence over quantities noted for all plant materials except groundcovers, annuals, and perennials. Contractor shall confirm all plant quantities to his own satisfaction and notify the Landscape Architect if there is a difference in quantities noted and symbols shown.
 - Plant material substitutions are subject to approval by the Owner's Representative prior to installation.
 - Plant material shall be tagged at the source by the Owner's Representative unless the requirement is specifically waived in writing.
 - All plant material shall be staked in the field for approval by the Owner's Representative prior to installation.
 - Contractor shall verify accuracy of base information shown and existing conditions in the field to his own satisfaction. The landscape bid shall be based on actual site conditions at the time of planting. No extra shall be made for work arising from actual site conditions which differ from those indicated on drawings and specifications unless approved by the Owner's Representative.
 - The Contractor shall notify Miss Utility at 1-800-257-7777 a minimum of two working days prior to beginning planting. Contractor shall verify all utility locations and depths to his own satisfaction, prior to beginning planting operations.
 - Damage to existing conditions and new construction shall be repaired and restored at the expense of the Contractor.
 - All plant material shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
 - All planting procedures shall conform to the latest edition of Landscape Contractor Association Guidelines for the Baltimore/Washington Metropolitan Area, latest edition.
 - At the time of plant installation, all shrubs and trees listed and approved on the Landscape plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning.
 - The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping including plant materials and bems, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary replaced with new materials to ensure continued compliance with application regulations.
 - This plan has been prepared in accordance with provisions of Section 16.124 of the Howard County Code and Landscape Manual by providing 5 shade trees, 7 evergreen trees and 0 shrubs.

LANDSCAPE ARCHITECT
 William Kojatic, RLA
 White Oaks Environmental, Inc.
 PO BOX 644
 Jarrettsville, MD 21084
 Cell: (410) 916-8943

REVISED
 JUL 12 2012
 DPZ Land Development



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEPARTMENT	DATE
DIRECTOR	DATE

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING and NOTES
7	OPRESSOCYPARIS LETLANDII LEYLAND CYPRRESS	6' - 8'	B&B	AS SHOWN
5	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" CALIPER	B&B	AS SHOWN

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

LANDSCAPE TYPE	CATEGORY PERIMETER I
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	250'
CREDIT FOR EXISTING VEGETATION	NO
CREDIT FOR FENCE	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	5
EVERGREEN TREES	7
SHRUBS	0
NUMBER OF PLANTS PROVIDED	
SHADE TREES	5
EVERGREEN TREES	7

LEGEND

- EXISTING**
- PROPERTY LINE
 - BUILDING SETBACK
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - EX. CURB & GUTTER
 - EX. STORM DRAIN
 - EX. OVERHEAD WIRE
 - EX. WATERLINE
 - EX. SANITARY
 - EX. GAS LINE
- PROPOSED**
- PR. 2' CONTOUR
 - PR. 10' CONTOUR
 - PR. CURB AND GUTTER
 - PR. WATER LINE
 - PR. SANITARY LINE
 - PR. PAVEMENT
- EX. EDGE OF PAVT.**
- EX. PAVING
 - EX. CONCRETE
 - EX. GRAVEL

DGT
 David G. Taylor & Associates, LLC

LANDSCAPE ARCHITECT
 WILLIAM KOJATIC
 RLA

David G. Taylor & Associates, LLC
 163 Spruce Woods Court
 Abingdon, MD 21009
 Cell: (443) 752-9039
 Email: dgtaylor@comcast.net

**LANDSCAPE PLAN TO ACCOMPANY
SITE PLAN WAIVER APPLICATION**
 FOR
11071 GUILFORD ROAD
 THE COMMUNITY OF ANNAPOLIS JUNCTION
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		0009
		SCALE: 1" = 40'
		DATE: 07/19/12
		DRAWN BY: CRK
		DESIGN BY: DGT
		REVIEW BY: DGT
		SHEET: 2 OF 2