



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

August 10, 2012

Wesley Jenson
3101 Florence Road
Woodbine, MD 21797

RE: WP-12-167, Jenson Property
3101 Florence Road, (BA-09-030c)

Dear Mr. Jenson

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 **denied** your request to waive **Section 16.155(a)(3)**, requiring a site development plan for conditional uses in residential zoning districts which require exterior site improvements for a canine training facility. Denial was based on the following reasons:

Justification for the Recommendation of DENIAL:

1. In accordance with the attached Development Engineering Division's comments dated July 31, 2012.
2. The waiver request is a self created hardship because a site development plan can be prepared and processed which addresses the requirements of the Regulations and the concerns of the Development Engineering Division regarding storm water management, commercial driveway access, paved handicapped parking spaces and paved parking lot and any other site improvements, etc.
3. The waiver petition nullifies the intent and purpose of the Subdivision and Land Development Regulations which is to ensure appropriate development in accordance with standard processing procedures to properly review and evaluate the required site development plan, environmental concept plan and Design Manual waiver, the exterior site improvements required by DPZ and other SRC agencies to bring the site into compliance with minimum code requirements and the forest conservation requirements. (Please note that a DOI for a single lot is only applicable for residential uses and cannot be applied for non-residential uses.)

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development


Attachment

cc: Research
DED
Real Estate Services
Tammy Frank
LDE
BA-09-030c