



Howard County Department of Planning And Zoning

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Marsha S. McLaughlin, Director

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January 27, 2014

Richard Cook Jr.
Carolyn D. Cook
10540 Gorman Road
Laurel MD 20723

RE: WP-14-077 Brunks Addition to North Laurel Park, Lot 12
(Addressed: 9394 Third Street Laurel MD)

Dear Mr. and Mrs. Cook:

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 the following section of the Subdivision and Land Development Regulations:

Sections 16.155(a)(2)(ii) of the Amended Fifth Edition – Development of single-family detached residential lots and deeded parcels within the Planned Service Area for both water and sewer.

Approval is subject to the following four (4) conditions:

- 1) All necessary grading and building permits must be applied and approved for by the Department of Inspections, Licenses and Permits (DILP). The property address of 9394 Third Street must be used for all permits.
- 2) Compliance with the “R-SC” Zoning Bulk Regulations is required with the building permit application.
- 3) Provide a copy of the waiver approval letter with all permit applications and reference this waiver petition on all applicable permits.
- 4) The following information shall be added to the site plan exhibit submitted with the permit application:
 - Provide a house location dimension to the side property line at the closest point (7.5’ minimum is required)
 - Provide a house elevation detail on the plan with a mean height dimension (34’ mean height maximum)
 - Label the existing recorded 25’ ingress/egress use-in-common access easement for Lots 12 and 13, as per final plan F-06-128, plat no. 18222.
 - Revise general note 1 to read, “Subject Property is zoned R-SC per the Comprehensive Zoning Plan, effective Oct. 6, 2013”.
 - Revise general note 4 (A) to read “12 feet” (not 10 feet) for the width of a single use driveway.
 - Update the **Permit Information** chart with the correct plat no. (18222), the correct zoning (R-SC) and Census Tract no. (6069.03)

Justification for Recommendation

Hardship:

If the waiver petition is not granted, the applicant will be required to prepare a site development plan, to indicate the site specifics, location of the proposed single family detached house and other details that are pertinent to the site. The purpose of this project is to site a proposed single family detached house (with an attached garage) and a driveway. The limits of disturbance (LOD) for this development will be less than 5,000 square feet and, therefore, no stormwater management is needed to control rainwater runoff.

Alternative:

There is no other viable alternative plan process other than submitting a SDP (which would require significantly more processing time) or a waiver petition. The owner of the site has submitted a site plan exhibit that details the location of the proposed single family detached dwelling, the driveway paving, grading and landscaping. The site plan exhibit shall remain as part of the waiver petition file. The detailed waiver plan exhibit is deemed an acceptable substitute for a site development plan in this case.

Not detrimental to public interest:

Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties, since the property is an established residentially zoned lot and has met the minimum engineering requirements that determined it to be suitable for development. The lot currently exists for the development of single family detached homes and the proposed development shall comply with the bulk regulations for the R-SC zoning district.

Not nullify the intent or purpose of the regulations:

Approval of this waiver request will not nullify the intent or purpose of the regulations since the overall purpose of the project is to construct a new single family detached house. The proposed improvements have been detailed on the waiver petition plan exhibit, which clearly demonstrates how all site improvements are planned.

This requested waiver will remain valid for one year from the date of this letter or for the duration of a building permit.

Indicate this waiver petition on subsequent permits that shall be required by the Department of Inspections, Licenses and Permits.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

DED

Zoning – Annette Merson

DILP – Shari Logan

Arundel Improvements

MAF and Associates