



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

December 22, 2014

Watermont Swim Club
5819 Bellanca Drive
Elkridge, MD 21075
Attn: Bob Thompson

RE: WP-15-066 (Watermont Swim Club)

Dear Mr. Thompson

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 Howard County Subdivision and Land Development Regulations, which requires a site development plan for new or expanded nonresidential development, including institutional development, public buildings, schools and other public facilities. The waiver request is to install a new toddler pool to comply with ADA Standards, a 24x30 shade structure, and a proposed 6' high chain link fence

Approval is subject to the following conditions:

1. The petitioner shall comply with all outstanding Department of Inspections, Licenses and Permits concerns, including ADA compliance, at the building permit stage.
2. The petitioner shall use the approved waiver plan exhibit when applying for the building permit with the Department of Inspections, Licenses and Permits.
3. Approval of this waiver is only for what is being proposed on site: the toddler pool that complies with ADA standards, a 24x36 shade structure, and a proposed 6' high chain link fence.
4. The petitioner shall comply with all applicable "R-20" Zoning Regulation including setbacks and building height.
5. The petitioner shall comply with the previous conditional use allowed from the Board of Appeal Case Number 528.

Our decision was made based on the following:

1. **Extraordinary Hardship or Practical Difficulty**
 - Due to such a minor renovation and minimal limit of disturbance, providing a site development plan would be an extraordinary hardship to the applicant. The site plan process would create a tight schedule for the completion of the new toddler pool in a timely manner.
2. **Will Not Be Detrimental to the Public Interest**
 - Public safety is address with the proposed site improvements
 - The proposed improvements are more than 100 feet from the nearest property line.
 - There is a substantial buffer of trees/thick woods that separate the use from the neighboring residents, the view of the site will not change from existing to propose as the pool already exists and the replacement pool in the same location.

3. Will not nullify the Intent or Purpose of the Regulations

- Since the proposed work is less than 5,000 sf, SWM and ESC approvals through Howard County are not required.
- No floodplain boundaries, wetlands, steep slopes, or buffers that will be impacted or need to be considered with these site improvements.
- The waiver exhibits will also be reviewed by the Department of License and Permits and the Health Department.
- A determination was made by the Zoning Division that the proposed minor site improvements will not require conditional use approval further from the Hearing Examiner.

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 the grading or building permits remain in active processing.

If you have any questions, please contact Rashidi Jackson at (410) 313-3369 or email at rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/TKM/RJ

cc: Research
DED
DILP
Site Resource Incorporated
Watermont Swim Club