



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

April 21, 2016

Stephen and Marjorie Crawford
902 Gaston Manor Drive
Durham, NC 27703

Donald and Sally O'Keefe
6950 Haviland Mill Road
Clarksville, MD 21029

RE: WP-15-122, Crawford and O'Keefe Properties
Reconsideration Request

Dear Owners:

On December 5, 2015 the Department of Planning and Zoning conditionally approved your request to waive Section 16.147 of the Subdivision and Land Development Regulations, which requires any division of land to be platted and recorded among the Land Records of Howard County via the final subdivision plat process. On April 19, 2016, Mr. William Erskine, on behalf of the applicant and Elm Street Development, submitted a request for reconsideration of Condition #1 of the waiver approval letter. Mr. Erskine requested Condition #1 be removed since the Department of Planning and Zoning and the Hearings Examiner determined a modification to the Conditional Use on the O'Keefe Property is not required. As of the date of this letter, the Planning Director **approved** your reconsideration request.

Approval is subject to the following conditions:

1. Condition #1 of the waiver petition approval letter dated December 2, 2015 is hereby redacted. Conditions #4, 5, 6 & 7 in the waiver petition approval letter dated December 2, 2015, and Conditions #2 & #3 of the wavier petition reconsideration approval letter dated January 13, 2016, for Section 16.147 of the Subdivision and Land Development Regulations, remains valid.

Our decision was made based on the following:

Modifying the Conditional Use is no longer required in order to transfer and merge a portion of the O'Keefe Property with the Crawford Property. The Conditional Use only applies to the telecommunication facility and equipment compound and not the entire O'Keefe Property. The telecommunication facility and equipment compound will remain within the O'Keefe Property and it will adhere to the setback requirements.

Please 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 subdivision 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
cc:

Research
DED
Tax Assessments
Elm Street Development
William Erskine
Martha Mann
Marilyn Hopkins
Brooke Farquhar
SP-15-015(PDox WP folder)