



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

September 8, 2015

Mr. Dave Huber
15325 Leondina Drive
Glenwood, MD 21738

RE: WP-16-023, Cattail Meadows

Dear Mr. Huber:

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 16.102 & 16.147(a) subject to the following conditions:

1. Approval of this waiver is only for the merger of three existing deeded parcels under the same ownership as described in Deed Liber 4468, Folio 0485, and dated October 2, 1998. No other parcels are being endorsed and no additional parcels shall be created.
2. The "Adjoinder Deeds" to merge Parcels 1, 2 and 3 shall be recorded in the Land Records of the Howard County within 120 days of the date of this waiver petition approval (on or before **January 6, 2016**).
3. A Recorded copy of the "Adjoinder Deeds" shall be submitted to this Department for file retention purposes within 140 days of the date of this waiver petition approval (on or before **February 15, 2016**).
4. The "Adjoinder Deeds" shall reference this waiver petition file number, WP-16-023.
5. On any future subdivision or building permit, a note shall be added that references this waiver petition file number and approval date.

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the applicant is required to prepare and process a new subdivision plat for the subject property to merge the three existing parcels since no additional lots will be created with this lot line adjustment. Mr. Huber is the owner of the 3 existing parcels and his intention for this merger of parcels is to place the property into the County's Agricultural Preservation Program.

Not Detrimental to the Public Interest

The waiver request will not be detrimental to the public interest because the three parcels exist and no new lots are being created. The three parcels are being reconfigured so that the property can go into the County's Howard County Agricultural Preservation Program.

Will not nullify the intent or purpose of the regulations

Approval of this waiver request will not nullify the intent or purpose of the Regulations. The adjoinder deed transfer will only serve to merge the three existing parcels into 1 to create a 167.8190 acre parcel to provide a sufficient amount of acreage to be placed into the County's Agricultural Preservation Program. Therefore, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures to allow the property's acceptance into the Agricultural Land Preservation Program.

This requested waiver will remain valid for the time period specified in the conditions of approval.

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



cc: Research
DED
Real Estate Services