



# 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

February 24, 2016

Cedars Extended Lot R, LLC  
8369 Old Fredrick Road  
Ellicott City, MD 21043

RE: WP-16-072 The Cedars Extended Lots 1-6 &  
Open Space Lot 7

Dear Sir/Madam:

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 16.144.g and Section 16.146** of the Howard County Subdivision Regulations. **Section 16.144.g** states if the sketch plan is approved or approved with modifications, the developer shall submit to the Department of Planning and Zoning a preliminary plan. **Section 16.146** states the purpose of the preliminary plan is to present detailed data which will enable the County to determine whether the proposed layout of the subdivision is in accordance with the approved sketch plan.

Approval is subject to the following conditions:

1. The final plan for this project must provide all of the required information that will address how storm water management will be provided, any required public road right-of-way improvements, and how forest conservation and landscaping shall be satisfied.
2. Compliance with the attached Development Engineering Division comments dated February 12, 2016.

Our decision was made based on the following:

#### Hardship:

During the evaluation of the initial waiver petition request, this Department determined that the petitioner did not provide sufficient justification to warrant an approval. However, the petitioner has now provided sufficient justification as part of this waiver reconsideration for why strict compliance with the Regulations would result in a hardship. The petitioner explained that the sketch plan was chosen as the initial plan submission as opposed to a preliminary equivalent sketch plan (SP) due to concerns about the availability of housing unit allocations and open schools for its respective planning area. The petitioner did not want to submit a SP plan and risk the possibility of not securing the requisite housing unit allocations and/or be subject to a closed schools district. Also, by submitting a SP plan, the petitioner would be subject to a longer plan review process and would incur the additional costs associated with preparing and submitting such plans.

#### Alternative Proposal:

The petitioner has provided sufficient justification for proceeding to the final plan stage from the sketch plan stage. Although this is a major subdivision, there will be limited onsite infrastructure improvements needed and because of its size (1.62 acres), storm water management practices can be designed as part of the final

plan process and reviewed by County staff for approval. The Development Engineering Division (DED) has no objection to this waiver.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the petitioner will have to demonstrate that this subdivision proposal will meet all development standards within the final plan process prior to plat recordation.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, this Department has determined that the approval of this waiver request will not nullify the intent of the Regulations. The subdivision design and layout featured on the sketch plan shall remain the same on the final plan. The information required for the preliminary plan shall be provided on the final plan submission.

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 Derrick Jones at (410) 313-2350 or email at [djones@howardcountymd.gov](mailto:djones@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/DJ

cc: Research  
DED  
Real Estate Services  
Benchmark Engineering, INC.  
S-16-002