



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

May 3, 2016

Howard County Government
Attn: Jim Irvin
3430 Courthouse Drive
Ellicott City, MD 21043

RE: WP-16-124, Mears Property (F-16-105)

Dear Mr. Irvin:

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 16.115(d)**, and **Section 16.116(a)(4)** of the Howard County Subdivision and Land Development Regulations. **Section 16.115(d)** states that floodplain limits shall be clearly defined and delineated on final plats and site development plans. **Section 16.116(a)(4)** states wetlands, streams, and the required buffers for wetlands and streams shall be delineated on final plans and site development plans.

Approval is subject to the following conditions:

1. The regulatory requirements temporarily waived for delineation of environmental features and buffers with approval of this waiver petition shall be enforced and delineated on a final subdivision plat and site development plan to be submitted by the developer for each of the four parcels at the time of development.
2. The applicant shall reference this waiver petition file number, sections to be waived, and date of approval as a general note on final plat, F-16-105.

Our decision was made based on the following:

Extraordinary hardship or practical difficulty may result from strict compliance with the regulations:

Addressing the requirements of Section 16.116(a)(4), and Section 16.115(d) would result in undue burden at this time because the purpose of the proposed subdivision is not to create development, but for real estate transaction purposes. The developer would comply with all Howard County Regulations upon preparation of any future subdivision or Site Development Plans.

Detrimental to the Public Interest:

If granted, the approved waiver request will not alter the essential character of the four proposed parcels. No additional improvements are proposed at this time and therefore there will be no additional demands on public infrastructure. Requirements of the floodplains, wetland, and wetland buffers are merely being temporarily deferred until proper development plans have been proposed.

Nullifies the Intent or Purpose of the Regulations

The proposal will not change the current land use at this time. Future proposals for further subdivision or site plan for commercial, employment, or industrial uses will require that all requirements of the Site Development Plan processes be met.

This requested waiver will remain valid for one year or as long as this subdivision remains in active processing.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/RJ

cc: Research
DED
Real Estate Services
DPW- Jim Irvin
URS- Matt Tilmes
F-16-105