



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

June 21, 2016

Louis Mangione
Mangione Enterprises of Turf Valley, LP
1205 York Road, Penthouse
Lutherville, Maryland 21093

Re: Ravenwood at Turf Valley (formerly known as The Bluffs at Turf Valley)
Waiver Petition WP-16-142
(S-11-002: The Bluffs at Turf Valley,
SP-16-011: Ravenwood at Turf Valley)

Dear Mr. Mangione:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.144(g)(3)(iii) and 16.144(r)(1)(i) of the Howard County Subdivision and Land Development Regulations. Waiver approval would reactivate S-11-002 and extend the milestone by which a preliminary plan must be submitted in accordance with the plan. As of the date of this letter, the Planning Director approved your request, subject to the following conditions:

1. The petitioner shall submit to the Department of Planning and Zoning a preliminary plan or a preliminary equivalent sketch plan in accordance with approved Sketch Plan S-11-002 and the requirements of Section 16.146 of the Howard County Code within 21 days of waiver approval (**on or before July 12, 2016**). If the submission is not made by the established deadline the plan shall be voided and the application for plan approval considered withdrawn in accordance with Subsection 16.144(r)(1)(i) of the Code.
2. The petitioner is advised that the granting of 114 housing unit allocations to S-11-002 was rescinded upon voiding of the plan due to the missed milestone deadline; therefore, upon reactivation allocations must again be granted and the open/closed schools test repeated. According to the DPZ Research Division the plan will receive 114 allocations for the current 2018 allocation year in the Growth and Revitalization – Ellicott City Planning Area. It will take the open/closed schools test and pass for the Manor Woods School District, the Northern School Region and the Mount View Middle School District. Given that the APFO tests will pass, the plan will be accepted for processing for this 114-unit phase.
3. The petitioner is strongly advised that additional requests for waivers of Subsection 16.144(r)(1)(i) with respect to S-11-002 may be denied.

Our decision to approve the waiver was made based on the following justification submitted by KCI Technologies, Inc.:

“KCI Technologies, Inc. [KCI] has been contracted by the owner, Lou Mangione, as a consultant for civil engineering services for [Ravenwood at Turf Valley, SP-16-011]. The property is located at the end of Resort Road in Turf Valley and the parcel is 96.0 acres in size. Seven new townhouses and three 30-unit condominium

buildings are proposed under this preliminary sketch plan. The environmental concept plan (ECP-16-059) was submitted via PDox and accepted on June 7, 2016. The preliminary water & sewer plan was submitted via PDox and is pending acceptance from Howard County as of [June 8, 2016]. The project was held to a nine month submission deadline which expired on June 5, 2016. The preliminary sketch plan (SP-16-011) was submitted via PDox on Friday, June 3, 2016. We received a request to add an additional site data table on Monday, June 6, 2016 at 9am. The table was added and plan submitted back to Howard County at 10am. KCI received the plan acceptance notice at 11:45am at which time KCI printed the three required paper copies of the plan, prepared the check in the fee amount, and made the next available appointment for submission with Carol Stirn for Tuesday June 7, 2016 at 11am. We are requesting a 21-day extension for the submission of the preliminary sketch plan from the June 5, 2016 date. The plans were uploaded to the county electronically prior to the deadline date. Further, the plan was accepted by the county and appointment for submission of the paper copies and fee was made with the county. KCI would be ready to submit the paper copies and required fee immediately after the waiver petition is approved."

Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related plans. This waiver will remain valid for the time period specified in the conditions of approval or as long as the subdivision remains in active processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/DBB:dbb

C: DPZ, Research
DPZ, DED
KCI Technologies, Inc.
Marc Norman
Paul Kendall
Frank Martin
Helen Carey
Linda Spencer