



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 19, 2016

Paul Walsky
Department of Recreation and Parks
7120 Oakland Mills Road
Columbia, Maryland 21045

RE: WP-17-011 Belmont Manor & Historic Park

Dear Mr. Walsky:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request for an alternative compliance of **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations, which requires a site development plan for expanded nonresidential development. The applicant is proposing to construct 9,075 square feet of impervious paving associated with the erection of removable tents.

Approval is subject to the following conditions:

1. The Net Tract Area used to calculate the Forest Conservation Obligation for this project is based on the 0.44 acre limit of disturbance. Recreation and Parks is required to mitigate 0.07 acres. Because this obligation is being fulfilled off-site, the Department of Recreation and Parks must contact DPW, Real Estate Services Division and have them prepare a Grant of Easement plat for the 0.14 acre (2:1 for off-site retention) Forest Conservation Easement located at Rockburn Branch Park. This Grant of Easement plat must be submitted by December 19, 2016 (3 months from approval of the alternative compliance request).
2. No disturbance is permitted beyond the limit of disturbance as shown on the alternative compliance plan exhibit, WP-17-011. All disturbed area must be stabilized, as appropriate.
3. The proposal must be presented to the Historic Preservation Committee (HPC) prior to obtaining permits from the Department of Inspections, Licenses and Permits.
4. The property is encumbered with a Maryland Historical Trust Easement. The applicant shall receive approval from MHT prior to initiating construction on-site.
5. Compliance with the Development Engineering Division comments dated August 25, 2016:
 - a. The drainage from the patio area must drain as sheet flow into the specified disconnection area in accordance with the stormwater management (SWM) plan and report.
 - b. Approvals must be obtained from Howard Soil Conservation District prior to any construction activity.
 - c. The grading along the access sidewalk must be adjusted to allow for a proper disconnection area. As requested with the simplified environmental concept plan approval, please email a copy of the revised SWM plan specifically illustrating the SWM credit areas (disconnections). Ensure that the areas do not exceed the maximum slope. Additional clarification and detail is required along the access walk and the southeast side of the patio. There are a few areas where the slopes are too steep or the runoff will not reach the specified disconnection area.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The Department of Recreation and Parks goal is to construct the improvements in November/December of 2016 so the facility can open for the beginning of the rental season (April). Complete compliance with the site development plan requirement would require additional work including an elongated time period, great effort and a substantial monetary cost for a minor surface improvement at the historic site.

Not Detrimental to the Public Interest

Approval of the alternative compliance request will not be detrimental to the public interest. The request is to provide enhancements and maintenance for the public use.

Will not Nullify the Intent or Purpose of the Regulations

This proposal does not nullify the intent of the site development plan requirement. In accordance with the DPZ, Division of Land Development policy memo dated May 1, 2011 an applicant may submit an alternative compliance application to circumvent the standard SDP process when minor alterations or additions are proposed to any existing development. The applicant is proposing a limit of disturbance of 19,340 square feet to construct sidewalks and an impervious pad for temporary tents for special event uses at the historical manor. No new structures or major improvements are being proposed. The project has been reviewed by the Subdivision Review Committee and conditions of approval have been enforced so that the plan exhibit complies with all County and State requirements.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval, or one year from the date of this letter, or as long as this grading plan 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
Real Estate Services
DILP
DPZ-Zoning