



# 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

October 4, 2018

Kenrock Contracting, Inc.  
attn: Kenneth Williams  
8869 Cemetery Lane  
Savage MD 20763

RE: **WP-19-016 Burley's Addition to Gorman Woods**  
(SDP-06-013)

Dear Mr. Williams:

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 **denied** your request for an alternative compliance of **Sections 16.156(o)(1)(i) and (iii)** to re-activate expired site development plan, SDP-06-013.

Denial was based on the following three (3) reasons:


1. In accordance with the attached comments from DED, dated Sept. 24, 2018, the SDP (SDP-06-013) does not comply with current stormwater management regulations and soil/erosion control notes. In addition, the Maryland Department of Environment (MDE), requires that development plans comply with the '3-step' review process, which requires the submittal and review of an Environmental Concept Plan to be approved prior to the approval of a SDP.
2. The subject SDP was approved 12 years ago. Since that time, there has been some regulatory changes for site development that this plan must adhere to. In addition, this plan must conform to current standards for site details and notes; and the proposed house-types on Lots 1 and 3 may require updating (which may generate additional revisions for stormwater management, driveways, drainage, grading, etc). In addition, the existing site conditions (vegetation/terrain) of Lots 1 and 3 may have changed since the SDP was approved in 2006 and therefore, the site is subject to an inspection by DPZ staff.
3. The front setback for pipestem Lot 3 is no longer permitted as an arch. In accordance with Section 16.120(b)(6)(iv) of the Subdivision/Land Development Regulations, "*for pipestem lots the front yard setback shall be established in the non-pipestem area to permit best utilization for the lot and greatest privacy to the adjacent lot; the front setback shall be measured as a line parallel to the front lot line*". Therefore, this Department will require that the owner of Lot 3 to re-record the plat to revise the front setback (BRL) as a parallel line to the front lot line for that lot.

For the reasons stated above, DPZ must deny this petition. The petitioner/owner/developer of this site must comply with MDE's 3-step review process (as stated above) and file a new standard SDP (in accordance with current regulations) for review and approval prior to applying for building permits.

If you have any questions regarding this letter, please contact Derrick Jones at (410) 313-2350 or email at [djones@howardcountymd.gov](mailto:djones@howardcountymd.gov).

For questions regarding the comments of the Development Engineering Division, please contact Jayesh Pancholi at 410-313-3370.

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/dj  
attch: DED comments  
cc: Research  
DED  
Zoning Admin.  
Benchmark Engineering