



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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Marsha S. McLaughlin, Director

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January 27, 2010

Raul Delerme  
Howard County Department of Recreation and Parks  
7120 Oakland Mills Road  
Columbia, Maryland 21046

Re: Blandair Regional Park, Phase 1  
Waiver Petition WP-10-013 (Reconsideration)  
(Site Development Plan SDP-10--007)

Dear Mr. Delerme:

The Director of the Department of Planning and Zoning considered your request for a waiver of the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request to waive Subsections 16.1204(d)(8) of the Howard County Code. Waiver approval allows the petitioner to defer recordation of forest conservation easements used to protect forest conservation areas proposed to satisfy the forest conservation obligations of each park development phase. Approval is subject to the following conditions:

1. Petitioner is advised that reconsideration approval allows for **temporary** deferral of recordation of forest conservation easements only. The total forest conservation obligation for the entire Blandair Regional Park development shall be computed using the standard forest conservation worksheet method and shall be included in a forest conservation plan submitted with each phase site development plan. The forest conservation plan submitted with each respective phase site development plan shall depict the forest conservation areas being used to satisfy the forest conservation obligation for the Blandair Regional Park development given the obligation as a result of that phase.
2. Petitioner shall submit a final plan application to include a plat of all forest conservation easement areas concurrently with submission of the site development plan for the final phase of Blandair Regional Park. The forest conservation easement areas depicted on the plat shall include those approved on prior phase site development plans and those proposed on the final phase site development plan.
3. Add to General Note 6 of SDP-10-007 a reference to this reconsideration, date of approval, and Condition 2, above.
4. Include a general note on subsequent Blandair Regional Park site development plans which cites WP-10-013 (i.e. SDP-10-007), a reference to this reconsideration, date of approval, and Condition 2, above.

The following is recommended as an advisory comment:

1. Be advised that the 2007 Stormwater Management Regulations are in effect. Projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will be required to submit revised plans designed to comply with current regulations.

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Our decision was made based on the following:

*Not Detrimental to the Public Interest*

Reconsideration approval will not be detrimental to the public interest. On the contrary, since development of Blandair Regional Park (a County Capital Project) is reliant on public funds, reconsideration approval is to the benefit of the public. Recordation of easements to protect the Phase 1 forest conservation areas would require that revision plats be recorded as forest conservation areas are needed to satisfy subsequent phases of park development. Recording multiple revision plats would be more costly to the public than if a single plat were to be recorded upon completion of the last phase of the park.

Additionally, recordation of forest conservation easements in yet-undeveloped portions of the park that are proposed for future development would encumber design, and may require plat revisions and easement abandonment, both costly to the public.

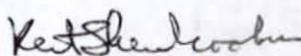
*Will Not Nullify the Intent or Purpose of the Regulations*

The intent and purpose of the regulation, which is to record forest conservation easements (the mechanism by which forest conservation areas are identified and protected) will not be nullified by reconsideration approval. The recordation of the easements will simply be deferred until the final phase of park development.

Indicate this waiver petition file number, request, section of the regulations, action, and date on all related plans and permits. This waiver will remain valid for one year from the date of this letter or as long as the site development plan(s) or grading permit(s) remain in active processing.

Should you have any questions please contact David Boellner by telephone at 410-313-2350 or by e-mail at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Acting Chief  
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research  
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