



Howard County Department Of Planning And Zoning

3430 Courthouse Drive, Ellicott City, Maryland 21043 + 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

March 31, 2010

Mr. Peter Voelkel
Elkridge Development, LLC
301 Transylvania Ave.
Raleigh, NC 27609

RE: WP-10-119, Belmont Station, Parcel B, U.S. Route 1 (SDP-06-034)

Dear Mr. Voelkel:

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

As of the date of this letter, the Planning Director **approved** your request to waive Subdivision Section:

1. 16.116(a)(2)(iv), to permit an existing stockpile to remain within a 50' stream buffer in a non-residential zoning district.

Approval of this waiver petition is subject to compliance with the following conditions of approval:

1. Upon the future development of Parcel B, Belmont Station, the stockpile shall be removed from the 50' stream buffer area, and the 50' stream buffer area encumbered by the stockpile shall be reforested, along with adjacent areas of the same 50' stream buffer that are not forested.

Justification for the approval recommendation for this waiver petition:

1. The attached justification submitted by the project engineer.
2. The impacted area of the 50' stream buffer is very small (0.06 ac.) and it was until recently improved with commercial/industrial use buildings, pavement, work/staging areas, etc.
3. This waiver petition request, if approved, will not nullify the intent and purpose of the regulations, or be detrimental to the public interest, because the stream buffer area encumbered by the existing stockpile was until recently improved with commercial/industrial use buildings, pavement, work/staging areas, etc., and when the stockpile is removed for the development of Parcel B, this stream buffer area will be reforested.
4. Because the existing stockpile is vegetatively stabilized and surrounded with a super silt fence, undue hardship and practical difficulty would result from strict compliance with the Regulations if the Petitioner was required to relocate the small area of the stockpile from the stream buffer that was previously improved with commercial/industrial development.

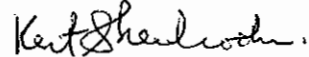
Indicate this waiver petition file number, request, section of the regulations, action, condition of approval, and date in a detailed note on sheet 1 of related plan, SDP-06-034. This requested

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waiver petition approval will remain valid for one year from the date of this letter (until 03/31/11).

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at mantol@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development

KS/MA/WP10119.appr/ltr.

cc: Research
DED
SDP-06-034
DILP
HSCD
R. Vogel Engineering
Bob Frances, Plan Review Division, DILP
Real Estate Services, DPW