



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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May 18, 2010

The Woodbine National Bank
ATTN: Edwin Donhauser, Jr.
2 Hopkins Plaza, Pavilion 3
Baltimore, MD 21201

RE: WP-10-147, PNC Bank, Canopy Extension
15920 Old Frederick Road
Woodbine, MD 21797

Dear Mr. Donhauser:

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

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations, which states that a site development plan is required for new or expanded nonresidential development.

Approval is subject to the following conditions:

1. The proposed expansion shall comply with the minimum bulk requirements including the building setbacks for the B-2 zoning district.
2. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating construction on-site.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

For both economic and time reasons, an extraordinary hardship would arise if the applicant had to submit a site development plan for standard review for the proposed minor revision to the existing structure. This Department usually warrants that similar minor request be completed through the Redline Process, but since a SDP was not required when the site was developed, redlining is not an option.

Alternative Proposal

The alternate proposal to the waiver petition for Section 16.155(a)(1)(i) would be to submit a new site development plan under standard review. Similar requests for minor revisions are usually submitted to this Department as a redline revision to the existing plan, but because a SDP was not required when the building was constructed, the applicant does not have an option to redline. The detailed plan exhibit submitted with this waiver petition is a suitable substitute for the SDP requirement showing information necessary to evaluate this request for compliance with the Regulations.

Not Detrimental to the Public Interest


Approval of this waiver petition will not be detrimental to the public welfare. DPZ has reviewed the waiver exhibit in accordance with the current requirements outlined in the Howard County Subdivision and Land Development Regulations.

Will not Nullify the Intent or Purpose of the Regulations

The waiver petition proposal is an acceptable alternative to submitting a site development plan for standard review because the waiver petition exhibit complies with the current Regulations. The site disturbance will not create any additional site impervious area requiring stormwater management. The construction of the canopy, drive-thru lane, and the removal of the ATM will not increase the traffic patterns or movements along adjacent local roads; the proposed site has three existing entrances; there is sufficient parking; landscaping and forest conservation are not required; and no zoning/setback violations would result from the proposed improvements.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for one year from the date of this letter (on or before May 18, 2011). If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development



KS/TKM/jb

cc: Research
DED
Bohler Engineering, Inc.