



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

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May 27, 2010

Most Reverend Mitchell T. Rozanski, V.G.  
Roman Catholic Archbishop of Baltimore, a corporation sole  
320 Cathedral Street  
Baltimore, MD 21201  
Attention: Mr. Douglas Johnson

RE: Saint Paul's Catholic Church Evangelization Center  
3675 College Avenue, Ellicott City  
WP-10-156 (SDP-10-069)

Dear Mr. Johnson:

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 16.1202.(b).(1).(iii) Forest Conservation – limitation on site area to exclude previously developed areas.**

Approval is subject to the following conditions:

1. The forest conservation obligation for this site shall be limited to the 0.28+ acres of disturbance and that the corresponding obligation shall be satisfied by the payment of a fee-in-lieu.
2. Compliance with all SRC Agency comments generated with the review of the site development plan, SDP-10-069.

Our decision was made based on the following:

- Summary of the extraordinary hardship or practical difficulty resulting from strict compliance with the regulations: The extraordinary hardship would be for the applicant to address forest conservation for this entire campus which is almost fully developed. There are no existing forests to preserve; and, there is no space on-site to plant new forest. Strict compliance with the revised regulations would place a significant financial burden on the applicant by raising the amount of forest conservation required by increasing the amount of fee-in-lieu payment required or the amount of off-site forest that would have to be preserved.
- The intent of the regulations will be served through the implementation of the alternative proposal and will not be detrimental to the public interests: The intent of the regulation is that existing forest be preserved. As previously noted, there is no forest on-site to preserve. The alternative proposal to pay a fee-in-lieu of off-site planting for this project will satisfy the regulations and will not be detrimental to the public interests since no forested areas are being removed.
- Approval of the waiver will not nullify the intent or purpose of the regulations: Approval of the requested waivers will not nullify the intent and purpose of the regulations to preserve existing forest and to account for forest clearing through forest preservation or reforestation.

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 or as long as the site development plan remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Acting Chief  
Division of Land Development

KS/JMF/MPB 

cc: Research  
Marian Honecny – MD Forest Service  
Forest Conservation Coordinator  
Heather Pandullo - Development Engineering Division  
Patton Harris Rust & Associates