



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
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July 1, 2010

Dennis Matthey
Columbia Association
9450 Gerwig Lane
Columbia, Maryland 21046

Re: Wilde Lake Maintenance Dredging
Waiver Petition WP-10-164

Dear Mr. Matthey:

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 16.155(a)(1)(ii) of the Howard County Code. Waiver approval grants relief from the requirement to submit a site development plan for the project referenced. Waiver approval is subject to the following condition:

1. Petitioner shall obtain authorization from the Maryland Department of the Environment and U.S. Army Corps of Engineers for activities in regulated areas associated with the project.

Our decision to approve the waiver was made based on the following:

Extraordinary Hardship or Practical Difficulty

The petitioner has demonstrated that extraordinary hardship would be incurred if required to prepare a site development plan for activities temporary in scope. The petition exhibit consists of a plan which includes a sediment and erosion control plan and other information considered essential for a site development plan. The plans submitted are sufficient to fulfill the purpose of the site development plan in accordance with Section 16.154 of the Subdivision and Land Development Regulations. Based on this information, strict adherence to the site development plan requirement is unnecessary.

Not Detrimental to the Public Interest

The petitioner has demonstrated that preparation and submission of a site development plan and attendant review by the Subdivision Review Committee would provide little or no public benefit; waiver approval in the form of expediting commencement of the project would be beneficial. Wilde Lake is a public amenity, having aesthetic and recreational value. Relief from the site development plan requirement will eliminate a redundant step in processing the project and will help ensure that the valuable resource is promptly restored.

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Implementation of an Alternative Proposal

The petitioner has demonstrated that approval of this waiver is a reasonable alternative to processing a site development plan. The waiver petition site plan exhibit provides all relevant information and details to proceed to grading permit processing and project construction.

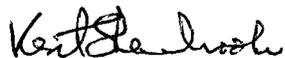
Does Not Nullify the Intent or Purpose of the Regulations

The waiver, if approved, will not nullify the intent and purpose of the Howard County Subdivision and Land Development Regulations as stated in Section 16.101. The intent and purpose of the regulations include assisting orderly, efficient, and integrated development of land, and preserving the scenic beauty and natural resources of the County. Approval of this waiver request will not nullify the intent or purpose of the regulations, but will fulfill the intent by assisting orderly and efficient preservation of a scenic amenity and natural resource.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related correspondence and grading permit applications. This waiver will remain valid for one year from the date of this letter or as long as the grading permit remains in active processing.

Should you have any questions please contact David Boellner at 410-313-3956 or by e-mail at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
Anchor QEA, LLC