



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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FAX 410-313-3467
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July 6, 2010

Mannarelli Family
2929 Summit Circle
Ellicott City, MD 21043

RE: WP-10-167, Mannarelli Family

Dear Mannarelli Family:

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 16.102(c)(2)** in order to seek an exemption of a final plat covering the entire parcel and the approval of merging two parcels by adjoinder deed.

Approval is subject to the following conditions:

1. The waiver approval is only for the merging of Parcel 29 and Parcel 376 into one parcel.
2. Any subsequent subdivision of the property, including for the two one-acre lots that could be released from the agricultural easement per ALPP policy, must go through the subdivision process, or apply for a subsequent waiver.
3. Please provide the Department of Planning and Zoning, Division of Land Development with a courtesy copy of the executed adjoinder deed(s) for our files within 60 days of the date of approval of this waiver.
4. Upon acceptance into the Agricultural Land Preservation Program, the applicant shall submit a written request to the Department of Planning and Zoning, Division of Land Development to officially void the signature approval of the Construction Drawings for F-07-145 and F-08-011, and to void the file for the pending plat recordation.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Both parcels have gone through substantial subdivision processes. As the applicants have decided to sell an agricultural easement to the County rather than finalize their subdivision plans, the County has indicated a preference of processing one large easement rather than two smaller easements. Since the applicants have already spent significant time and money in the subdivision plans, and since this minor subdivision merging the two parcels into one large parcel is a County preference for the Agricultural Program, it would be an extraordinary hardship to require a whole new subdivision plat and associated fees for the merger.

Not Detrimental to the Public Interest - The purpose of merging the two parcels into one larger parcel is to ease the processing of an easement to bring the property into the Howard County Agricultural Preservation Program. Therefore, the approval of this is consistent with the goals of the County and not detrimental to the public interest.

Will Not Nullify the Intent or Purpose of the Regulations – The subdivision is not creating additional lots, parcels or buildable land, and the merger is being done to aid the property's induction into the Agricultural Land Preservation Program. Any future parcel boundary changes must adhere to the subdivision process or receive a new waiver. Therefore, the granting this waiver does not nullify the intent or purpose of the regulations.

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.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development

KS/JMF

cc: Research
DED
E. Alexander Adams
Joy Levy
Tanya Maenhardt
Brenda Barth
F-08-011
F-07-145

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