



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

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November 10, 2011

Robert Diaz
Howard County Department of Public Works
9250 Bendix Road
Columbia, MD 21046

RE: WP-11-081, North Laurel Pumping Station

Dear Mr. Diaz:

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 16.1205(a)(7)** of the Howard County Subdivision and Land Development Regulations, which requires the retention of specimen trees (30 inch diameter at breast height or greater) that are not contained within other priority forest retention areas.

Approval is subject to the following conditions:

1. The perimeter landscaping obligation must be fulfilled under the site development plan process.
2. Approval of this waiver is for the removal of two specimen trees as shown on the waiver petition exhibit/forest stand delineation plan. No other specimen trees may be removed.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Denial of the waiver petition would result in an extraordinary hardship because the limited size of the parcels areas allow only limited space for the design of the new pumping station, which is proposed to be relocated at the highest elevation possible. If the two specimen trees, both of which are in poor health, are not removed the construction of the pumping station will not be possible.

Not Detrimental to the Public Interest

The removal of the two specimen trees in poor health will not be detrimental to the public interest because the relocation of the pumping station is a County Capital Project that was created in order to maintain public facilities for the benefit of the public.

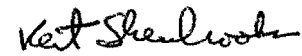
Will not Nullify the Intent or Purpose of the Regulations

The intent and purpose of the Regulations will be upheld through the site development plan review process and the completion of the landscape requirement. The site is exempt from forest conservation because it is located entirely within the floodplain area.

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 or grading permit remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JB

cc: Research
DED
DNR – Marian Honeczy
Whitman, Requardt and Associates