



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

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
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January 4, 2011

John Thompson  
10671 Harding Road  
Laurel, MD 20723

RE: WP-11-085, 10671 Harding Road (Liber  
11389, Folio 349)

Dear Mr. Thompson:

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** which requires the developer to submit a site development plan, approved by the Department of Planning. The preceding approval is subject to the following conditions:

1. The developer must apply for any necessary permits through the Department of Inspections, Licenses, and Permits for the proposed residential development.
2. Correct the plan submitted with your waiver petition application to indicate the size and type of all trees shown on the plan. Also, please indicate that these trees are to remain as a credit to satisfy the landscaping requirements for a 'Type B' landscape buffer along the Harding Road right-of-way. Please also label all retaining walls including those less than three feet in height. A copy of the corrected plan must be submitted to the Department of Planning and Zoning before a grading permit will be issued for this property.
3. Compliance with the enclosed comments from the Development Engineering Division dated December 22, 2010.
4. Compliance with the enclosed comments from the Howard County Health Department dated December 13, 2010.
5. This property will require the assignment of a new street address because the driveway access is being changed from Harding Road to Old Bond Mill Road. Please contact Richard Jordan at (410) 313-3425 to process a change of street address for this property and to be assigned a new street address onto Old Bond Mill Road.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - Justification letter submitted by the applicant dated November 24, 2010. Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new site development plan and pay all the associated fees since there are no forest conservation or landscaping requirements associated with this project and the developer has presented the requirements of a Site Development Plan on a detailed site plan exhibit.

**Alternative Proposal** - Justification letter submitted by the applicant dated November 24, 2010. The only alternative for not granting the requested exemption of the site development plan is to require the submission of new site development plan for this project. Because there are no forest conservation requirements associated with this project and the developer has presented the details of a Site Development Plan on a detailed site plan exhibit, the alternative proposal for a detailed site plan exhibit is acceptable in this case.

**Not Detrimental to the Public Interest** - Justification letter submitted by the applicant dated November 24, 2010. Approval of this waiver will not be detrimental to the public interest in that the proposed construction is typical of the development in this area. Additionally, a detailed site plan exhibit that included all the requirements of a Site Development Plan was submitted and circulated for review. This review resulted in both Division of Land Development and Development Engineering Division agreeing that the developer adequately addressed all applicable concerns and recommends approval of this waiver petition.

**Will not Nullify the Intent or Purpose of the Regulations** - Justification letter submitted by the applicant dated November 24, 2010. The approval of the waiver will not nullify the intent of the regulations since the developer is willing to generally present the requirements of a Site Development Plan on a detailed site plan exhibit for the building permit application. Additionally, a plan that includes all the requirements of a Site Development Plan was submitted and circulated for review. This review resulted in both DLD and DED agreeing that the developer adequately addressed all applicable concerns and recommends approval of this waiver petition.

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 building permit remains in active processing.

If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at [jehartner@howardcountymd.gov](mailto:jehartner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/TKM/JH

Attachments: DED, Health

cc: Research  
DED

Mark McWhorter, 6851 Redberry Road, Clarksville, MD 21029  
Placek & Associates, Inc., 10319 Citation Way, Laurel, MD 20723  
File# WP-11-085  
Annette Merson – Division of Zoning Administration