



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
TDD 410-313-2323

May 10, 2011

Grace Cabbage
c/o Grace Manger
320 Narrows Pointe Drive
Grasonville, MD 21638

RE: WP-11-124, Tribull Property, Lot 2

Dear Ms. Manger:

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 the following section of the Subdivision and Land Development Regulations:

Section 16.155(a)(2)(ii) of the Amended Fifth Edition – Development of single-family detached residential lots and deeded parcels within the Planned Service Area for both public water and sewer.

Approval is subject to the following four (4) conditions:

- 1) Compliance with the attached comments from the Division of Land Development dated May 9, 2011. Within 45 days of the date of this waiver petition approval (by **June 24, 2011**), submit an updated paper copy of the **plan exhibit** showing all concerns of the Division of Land Development have been addressed.
- 2) A simplified Environmental Concept Plan (ECP) may be required prior to issuance of a building permit since there is an expansion of the previously approved stormwater management plan for F-01-207. Please contact the **Development Engineering Division (DED)** directly for requirements.
- 3) All necessary grading and building permits must be applied and approved for by the Department of Inspections, Licenses and Permits (DILP). The property address of 4836 Ilchester Road must be used for all permits. The updated waiver petition plan exhibit shall be used for the building permit application.
- 4) Compliance with the “R-20” Zoning Regulations is required with the building permit application.

The decision of this waiver petition is based on the following justification:Hardship:

If the waiver petition is not granted, the applicant will be required to prepare a site development plan, to indicate the site specifics, location of the proposed single family detached house and other details that are pertinent to the site. The purpose of this project is to site a proposed single family detached house, driveway improvements and landscaping. The time that would be needed to prepare plans may impede the applicant's (Ms. Cabbage) wishes of having her son immediately commence the permitting process for site grading and construction. This Department will require that this project comply with DED's simplified environmental concept plan (ECP) requirements and all required permits issued by DILP.

Alternative:

There is no other viable alternative plan process other than submitting a SDP (which would require significantly more processing time) or a waiver petition. The owner of the site has submitted a site plan exhibit that details the location of the proposed single family detached dwelling, the driveway paving, grading and landscaping. The site plan exhibit shall remain as part of the waiver petition file. The detailed waiver plan exhibit is deemed an acceptable substitute for a site development plan in this case.

Not detrimental to public interest:

Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties, since the property has already undergone subdivision and has met the minimum engineering requirements that determined it to be suitable for development. A 35-foot scenic landscape buffer, that abuts Ilchester Road, shall be respected by the developer, thus helping to retain the rural, scenic character on Ilchester Road. The subdivision was approved to allow one single family detached dwelling on Lot 2 as is proposed under this waiver petition application.


Not nullify the intent or purpose of the regulations:

Approval of this waiver request will not nullify the intent or purpose of the regulations since the overall purpose of the project is to construct a new single family detached house. The proposed improvements have been detailed on the waiver petition plan exhibit, which clearly demonstrates how all site improvements are planned. A simplified ECP may be required prior to the submission of the building permit application.

* Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all future permits. This requested waiver will remain valid for one year from the date of this letter or as long as the permit application(s) remain in active processing.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

Enc: DLD, DED

cc: Research

DED

DILP

Zoning Division (Annette/Steve)

Merritt Consultants