



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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May 5, 2011

Managing Member, Artie's LLC
5300 Dorsey Hall Drive, Suite 102
Ellicott City, MD 21042

RE: WP-11-152, The Still Point
12451 Clarksville Pike

Dear Owner:

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(a)(1) of the Subdivision and Land Development Regulations, which requires the submission of a site development plan for new or expanded nonresidential development or any establishment of a use or change in use.

Approval is subject to the following conditions:

1. Compliance with the Maryland Accessibility Code requirements per the Department of Inspections, Licenses and Permit.
2. Compliance with the Development Engineering Division comments dated May 4, 2011 (see attached).
3. The site shall comply with the minimum bulk requirements for the B-2 Zoning District.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The requirement for a full site development plan for the deck addition would create an extraordinary hardship as the cost of the plans would be the cost of the deck by many folds.

Alternative Proposal

The alternate proposal to the waiver petition for Section 16.155 would be to submit a formal site development plan for standard review.

Not Detrimental to the Public Interest

No impervious surface is created, no additional commercial space is created and together with the cosmetic improvements the upgrading of the property will not be detrimental to the public welfare.


Will not Nullify the Intent or Purpose of the Regulations

The granting of the waiver will not violate the intent of the regulations since the areas use is not expanding and no improvements regulated by a site development plan are proposed, except the deck.

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 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
DILP
Joseph Rutter