



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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June 13, 2011

John Calton, Jr.  
7491 Washington Boulevard  
Elkridge, MD 21075

RE: WP-11-182, Calton Cars and Parts, Inc.

Dear Mr. Calton:

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. Any other improvements to the storage building, including utility permits for building, electric or plumbing, may trigger the need for a site development plan or hearing with the Hearing Examiner for expansion of a non-conforming use.
2. Compliance with the comments from the Department of Inspections, Licenses and Permits (see attached).
3. Compliance with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating construction on-site.

**Our decision was made based on the following:**

***Extraordinary Hardship or Practical Difficulty***

The requirement for a standard site development plan for a storage shed, which will not have plumbing or electricity, will cause an extraordinary hardship for the applicant both economically and timely.

***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***

The property is existing developed site for auto parts and storage since the 1950's. No impervious surface is created and the building will not be open to the public.

***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 storage shed will be placed on existing impervious asphalt (no stormwater management required), and no landscaping, forest conservation, additional parking, or Design Advisory Panel meeting will be required.

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](mailto:jboone@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JB:jb

cc: Research  
DED  
DILP