



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
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June 03, 2011

Mr. Steve Breeden
Cascade Walthur, LLC
P.O. Box 417
Ellicott City, MD 21041

RE: WP-11-183, Weller Property, TM 31, TM Parcel 133, northeast corner of Landing and Ilchester Roads

Dear Mr. Breeden:

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 **denied** your request to waive Subdivision Section 16.155(a)(2)(ii), to not be required to have a site development plan, approved by the Department of Planning and Zoning, for the development of a single-family detached unit on a deeded parcel within the Planned Service Area for both water and sewer, with more than 5,000 square feet of disturbance proposed.

The denial of this waiver petition request is based on the following reasons:

1. Approval of this waiver petition would have the effect of nullifying the intent and purpose of the Regulations, which requires a Declaration of Covenants, Maintenance and Right of Entry Agreement for Private Stormwater Management Facilities to be executed/recorded in conjunction with a site development plan. (See the attached DED comments dated 05/27/11.)
2. The submission of a site development plan and obtaining its approval for the development of a single-family detached unit on a deeded parcel within the Planned Service Area for both water and sewer, with more than 5,000 square feet of disturbance proposed would not have resulted in extraordinary hardships and practical difficulties from strict compliance with the Regulations for the Petitioner because:
 - A. The plan/exhibit submitted with this waiver petition needs only a few items added to it to become a site development plan, and;
 - B. A waiver petition normally takes as long to process as a site development plan for the development of one house on one property.

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Indicate this waiver petition file number, request, section of the regulations, action and denial date in a detailed note on sheet 1 of any future plan or plat submitted to this office for this property.

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at mantol@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

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KS/MA/WP11183.denial.ltr.
Enclosures: DED
cc: Research
DED
DILP
DPSZA
Benchmark Engineering, Inc.