



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  
TDD 410-313-2323

June 20, 2011

Diana Gupta  
10618 Vista Road  
Columbia, MD 21045

RE: Second Addition to Holiday Hills Lots 107 & 18,  
A resubdivision of Lot 35, WP-11-186 (F-11-081)

Dear Ms. Gupta:

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 16.134.(a).(1).(i) (and \*Section 16.132); Section 16.135.(a); and, Section 16.136 – Construction of Sidewalks (and Road Improvements), Street Lighting and Street Trees.**

Approval is subject to the following conditions:

1. Compliance with the attached comments from the Development Engineering Division, dated June 15, 2011, prior to submission of the original mylar record plat (F-11-081) to this office for signature approval and recordation. In accordance with those comments the developer will be required to pay a fee-in-lieu for the future construction of sidewalks, their associated road improvements to be in accordance with Design Manual Standards; for the payment of a fee-in-lieu for the cost of providing one street tree; and, approves the request to waive street lighting for this frontage.


Our decision was made based on the following:

- The intent of the regulations will be served through the implementation of the alternative proposal which will not nullify the intent of the Regulations and will not be detrimental to the public interests: Strict compliance with these regulations would create practical difficulty, as the provision of sidewalks (and associated road improvements), street lights and street trees along this 215+ linear feet of road frontage would be impractical and would create discontinuity of the existing streetscape in this well established community. It is unlikely that roadway widening and curb improvements to this section of Vista Road would ever be included in a County Capital Project since the road currently functions well serving the needs of the existing homes. It is, however, more likely that sidewalks would be installed in the future by way of a Capital Project since there are none in the neighborhood. The intent of the regulations will be served through the implementation of Development Engineering Division's alternative proposal which will not nullify the intent of the Regulations and will not be detrimental to the public interests by having the developer contribute funds for future construction of sidewalks and their associated road improvements to be in accordance with Design Manual Standards; and, for the payment of a fee-in-lieu for the cost of providing one street tree.

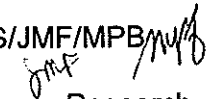
Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for one year from the date of this letter or as long as this subdivision plan remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF/MPB 

cc: Research  
Chad Edmondson – Development Engineering Division  
Mildenberg, Boender & Associates, Inc.

\*The applicant has inadvertently omitted the request to Section 16.132 (requiring the developer to construct road frontage to current County standards) which is directly associated with the request to waive Section 16.134.(a).(1).(i) (requiring construction of sidewalks on one side of local streets of single-family detached subdivisions). Road improvements would be required along this frontage to accommodate sidewalks and to be in accordance with Design Manual Standards. For that reason a request to waive Section 16.132 has been included in this Waiver Petition Application.