



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

March 13, 2012

Jonathan Soule  
Northridge, LLC  
24012 Frederick Road, Suite 200  
Clarksburg, Maryland 20871

Re: Northridge, Parcel "C-4"  
Waiver Petition WP-12-127  
(Site Development Plan SDP-12-038)

Dear Mr. Soule:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsection 16.1205(a)(7) of the Howard County Subdivision and Land Development Regulations. Waiver approval would allow activities proposed by the related site development plan, if approved, to disturb trees 30" or larger.

As of the date of this letter, the Planning Director unconditionally approved your request.

Our decision to approve the waiver was made based on the following justification:

***Extraordinary Hardship or Practical Difficulty***

The petitioner would incur an extraordinary hardship if required to comply strictly with the regulations and modify the plan to protect all specimen trees found within the proposed development limits. The site includes a total of eight specimen trees; five to be removed and three to be retained. Four of the five trees designated for removal are located in the path of the proposed private road which will provide access to the site. Avoidance of impacts to the trees would require radical site redesign, including realignment of the road and alteration of the grading plan. Due to the parcel shape and existing access location, the resulting road alignment would be unusual, would likely require Design Manual Waivers, and would render a significant portion of the property undevelopable. In addition, the remaining specimen tree to be removed is located near the entrance to the site and is in only fair condition, presenting a potential threat to public safety which in the short- to mid-term may prove a liability to the petitioner.

***Not Detrimental to the Public Interest***

Approval of this waiver based on the petition submitted, in conjunction with adherence to the conditions enclosed, will not be detrimental to the public interest.

The justification for recommendation is supported by information provided by the petitioner.

Jonathan Soule  
March 13, 2012  
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Indicate this waiver petition file number, section of the regulations, action, and date on all related site development plans. This waiver will remain valid for one year from the date of this letter or as long as the related site development plan remains in active processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by e-mail at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research  
DPZ, DED  
GLW  
Marian Honeczy – DNR, Forest Service