



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
TDD 410-313-2323

October 25, 2012

Ms. Marion Melchior
c/o Dorsey Family Homes
10717-B Birmingham Way
Woodstock, Maryland 21163
ATT: Robert Dorsey

RE: WP-13-049 & WP-13-050/Melchior
Property (F-07-214 and F-07-215)

Dear Mr. Dorsey:

The Director of the Department of Planning and Zoning considered your request for waiver(s) from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **denied** your request for waivers to Sections 16.144(r)(1)(ii) for reactivation of F-07-214 and F-07-215 and Section 16.144(r)(3) for an extension of time by which to submit revised plans for F-07-214 and F-07-215. **Denial** is based on the following reasons:

1. Enclosed comments from the Development Engineering Division:

- New storm water management (SWM) regulations are now in effect. Since both final plans were in revised plan stages, storm water management was never approved, therefore, a redesign is mandatory.
- A new Traffic Study will be required.
- A water extension plan will be required.
- An Erosion Control Plan is now required.

This Division has added waiver to Section 16.104(c) to allow reactivation and extension of time in the approval of WP-06-132. As of the date of this letter, the Planning Director **approved** the waiver to this request subject to the following conditions:

1. The developer is advised that this Division will grant a waiver to Section 16.104(c) to allow reactivation and extension of time in the approval of previous Waiver Petition, WP 06-132/Melchior Property, which approved grading in the wetland buffer and 50' stream bank buffer for construction of a driveway along the western property boundary of the subject site. The waiver petition reactivation and extension of time will remain valid until such time as the new final plans are resubmitted and during active processing. Justification for approval of this waiver is based upon the realization that the waiver is a necessity for gaining access to the northern portion of this site. No new regulations are in affect nor has any change in the environmental features occurred since previous approval. Resubmission of waivers to Section 16.116(a)(1) and 16.116(a)(2) would be redundant review and cause delay to the developer in continuing forward with the proposed subdivisions. The developer has indicated that proposed lot redesign of Lot 1 will no longer require waiver to Sec.16.120(b)(4)(iii)(b) as approved under WP-08-039.

2. All applicable Conditions of Approval as indicated under WP-06-132 are still in effect and shall be addressed under the new final plan submissions for this property.
3. This Division will allow credit of \$450.00 paid under Receipt No. 148868 for filing fee of WP-13-050 to be applied towards the future final plan for Phase One of the subdivision of the Melchior Property. This decision is based on the determination that WP-13-049 and WP-13-050 for reactivation of both final plans could have been submitted as one waiver petition filing. Submit a copy of the waiver petition letter and Receipt No. 148868 when submitting the final plan.
4. Subject to the submission of new final plan applications for the subdivision of the subject property within six months from the date of this waiver petition letter (on or before April 29, 2012).

Indicate this waiver petition file number, request, section of the regulations, action taken, date and conditions of approval on all related future plats, site development plans and and/or building permits. The approved waiver will remain valid for as long as development plans are in process. Should you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350 or email: bbarth@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



:btb/enclosures

cc: Research/DED

Mildenberg, Boender & Assoc., Inc.

F-07-214 and F-07-215

WP-06-132

WP-08-039