



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

June 18, 2013

Mary Therese Pfau
3675 Park Avenue, Suite 301
Ellicott City, Maryland 21043

RE: WP-13-138/Stella Glen, Lots 1 to 7
(SP-13-009)

Dear Mr. Pfau:

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 waiver to Section 16.120(b)(4)(iii)(b) to allow the placement of forest conservation easements on lots less than ten acres in size so as to locate easement areas on Lots 6 and 7 of the Stella Glen Subdivision (SP-13-009). Denial is based upon the failure of the developer to submit a written alternative solution by the deadline date of May 9, 2013, as well as, the developer noting on the revised preliminary equivalent sketch plan (SP-13-009) that forest conservation obligations would be fulfilled off-site.

Should you have any questions regarding this matter, please contact Brenda Barth, (410) 313-1250 or email: bbarth@howardcountymd.gov. at your convenience.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

:btb

cc: Research/DED
Robert Vogel Engineering, Inc.
SP-13-009