



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

May 29, 2013

Raul Delerme  
Howard County Department of Recreation and Parks  
7120 Oakland Mills Road  
Columbia, Maryland 21046

Re: Blandair Regional Park, Stockpile Area  
Waiver Petition WP-13-176

Dear Mr. Delerme:

The Director of the Department of Planning and Zoning considered the petition by the Howard County Department of Recreation and Parks (DR&P) for a waiver of Subsection 16.155(a)(1)(i) of the Howard County Subdivision and Land Development Regulations. A waiver of this regulation would absolve the DR&P of the need to submit a site development plan for approval prior to obtaining a grading permit for the project referenced.

As of the date of this letter, the Planning Director approved your request to waive Subsection 16.155(a)(1)(i) as they apply to the Blandair Regional Park, Stockpile Area project, subject to the following conditions:

1. Petitioner shall obtain Howard Soil Conservation District approval prior to the start of work.
2. Petitioner shall obtain a grading permit prior to the start of work.

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

***Extraordinary Hardship or Practical Difficulty Would Result from Strict Compliance with the Regulations.***

Extraordinary hardship and practical difficulty to the petitioner would result if the waiver was denied and strict compliance with the regulations enforced. The petitioner wishes to use a portion of Blandair Regional Park (Phase 3), owned by the petitioner and not yet developed, to stockpile soil excavated from school fields being prepared for artificial turf. The mass grading would be performed upon Soil Conservation District and grading permit approval. The project will result in no impervious cover, forest clearing, alteration of drainage patterns, traffic impacts or utility connections. Waiver denial would force the petitioner to prepare and submit a site development plan for mass grading to the Department for review by Subdivision Review Committee agencies. Practically speaking, review of a mass grading plan is required by only a small number of agencies, and distribution to the entire committee for review would be wasteful and time-consuming. In this case the site development plan review process would jeopardize the scheduled completion of the school field projects. On these grounds alone, waiver approval is warranted.

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*Waiver Approval will not be Detrimental to the Public Interest*

Waiver approval will help ensure that the school field projects are completed in a timely fashion, which is to the public benefit. Review of the waiver petition revealed that the project either complies with all current regulations or will comply once conditions of waiver approval are observed. Waiver approval will result in no adverse impact to surrounding properties, the adjacent community, or the County as a whole.

*Will Not Nullify the Intent or Purpose of the Regulations*

As implied by the justification above, approval of this waiver will not nullify the intent or purpose of the regulations.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plans and grading permit applications. This waiver will remain valid for one year from the date of this letter or as long as the grading plan remains in active processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email 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  
Mark Kovach - DPW,  
Whitman, Requardt & Assoc., LLP