



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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August 16, 2013

Iglehart Farm, LLC  
3704 Cattail Greens Court  
Glenwood, MD 21738

RE: WP-13-194, Hall Shop Manor II  
(F-06-012)

Dear Sir or Madam:

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 16.120(b)(4)(ii)**- lot dimensions generally not exceeding a 3:1 lot depth to lot width ratio;

Approval is subject to the following conditions:

1. The applicant shall prepare and submit a new final subdivision plat for the subject property for review and approval of the Department of Planning and Zoning for the reconfiguration of Lots 1 & 2, Hall Shop Manor, II.
2. The applicant shall prepare and submit a use-in-common access agreement for new Lots 3 & 4 on the subject property for review and approval by the Department of Planning and Zoning to be recorded along with the new final subdivision plat for the subject property.
3. On the final plat provide a brief description of the waiver petition (WP-13-194), as a general note to include waiver request, section of the regulations, action, date of action and all conditions of approval.
4. At the final plat submission, the applicant should make all practical efforts to keep the distance between the proposed house sites and the Natural Area Conservation Credit and wetlands encroachments by homeowners into the forest conservation easement areas.
5. See the attached comments from the Health Department.

Our decision was made based on the following:

**Extraordinary Hardships or Practical Difficulties:**

The extraordinary hardship or practical difficulty involved with this waiver request is based on the existing irregular depth to width ratio of the original deeded parcel and the presence of the wetlands in the middle of the property. The property was originally recorded on July 14, 2006, Plat # 18432 Hall Shop Manor II and at that time the lots were recorded with one lot in front of the other. The lots are currently for sale and as they exist it has been a hardship for the owner's to sell due to the fact that access for lot 2 would be at the southwest side of the property and there is a salvage yard located southwest of the property which has cars, trucks, etc. scattered through the site and landscaping would not lessen the visual impact of the adjoining property activities or site condition.

**Alternative Proposal:**

Approval of this waiver petition will allow the reconfiguration of Lots 1 & 2, of Hall Shop Manor, II, Plat 18432, into Lots 3 & 4, Hall Shop Manor, II with a shared driveway extending to the home which would prevent a driveway crossing or disturbing the wetland area located in the middle of the site. Removal of the proposed driveway to recorded Lot 2 will serve the Regulations to a greater extent by avoiding disturbance to the environmental resources.

**Not Detrimental to the Public Interest:**

The approval of this waiver will not adversely affect the essential character of the neighborhood and will not impact the surrounding properties. The proposed revision to the recorded final plat will not alter the existing site conditions maintaining the environmental features and therefore not require any substantive modifications.

**Will not nullify the intent or purpose of the regulations:**

Approval of this waiver to allow exceeding the 3:1 lot depth to lot width ratio due to the existing property boundary will provide the ability to place 2 homes sites along the front of Hall Shop Road. The revised 2 building lots (Lots 3 and 4) will adhere to current Zoning setback, Bulk Requirements and Subdivision and Land Development Regulations in the RR-DEO Zoning District maintaining compliance with the regulations.

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 remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development



cc: Research  
DED  
Real Estate Services  
FCC