



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov

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August 19, 2013

Josh Asbury
Merritt – MR, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244

Re: The Meadows Corporate Park, Phase 2
Waiver Petition WP-14-012
(Site Development Plan SDP-13-070)

Dear Mr. Asbury:

The Director of the Department of Planning and Zoning considered the request by Merritt – MR, LLC for a waiver of Subsections 16.1205(a)(7) of the Howard County Subdivision and Land Development Regulations. A waiver of this regulation would allow for removal of three trees 30" in diameter or larger as part of the site development plan referenced.

As of the date of this letter, the Planning Director approved your request to waive Subsection 16.1205(a)(7) as it applies to The Meadows Corporate Park, Phase 2, subject to the following condition:

1. The petitioner shall provide 1:1 replacement plantings onsite to mitigate removal of the specimen trees. Replacement plantings shall be made part of the landscape plan and shall consist of species similar to the specimen trees removed and equal to or great than the sizes and specifications found in the Howard County Landscape Manual. The petitioner shall indicate and identify the replacement plantings on the landscape plan.

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

Extraordinary hardship or practical difficulty may result from strict compliance with the regulations.

The petitioner has adequately demonstrated that extraordinary hardship and practical difficulty would be encountered from strict compliance with the regulations. Due to the central location of the trees onsite, strict compliance with the regulations would limit the development potential of the property and would inhibit site design flexibility. Retention of the trees would require a large undeveloped area to be preserved in the central portion of the site. If this area was in fact set aside for specimen tree preservation, the site would have lost significant development potential and site design would become increasingly difficult, present both extraordinary hardship and practical difficulty to the petitioner.

Waiver approval is not detrimental to the public interest.

The petitioner has adequately demonstrated that approval of this waiver based on the information submitted, in conjunction with adherence to the condition of approval, will not be detrimental to the

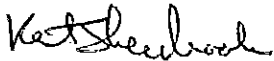
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public interest. It will have no adverse effect on adjacent properties, the surrounding community, or Howard County as a whole.

Indicate this waiver petition file number, section of the regulations, action, condition of approval, and date on all related site development plans and building permits. Waiver approval will remain valid for one year from the date of this letter or as long as the site development 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.

Sincerely,



Kent Sheubrooks, Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
DPZ, Forest Conservation Coordinator
Marian Honeczy – MD DNR
Matis Warfield
SDP-13-070 file