



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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December 20, 2013

F & S Associates Ltd. Partnership
8600 Snowden River Parkway, Suite 207
Columbia, MD 21045

RE: WP-14-037 Oakland Ridge- Lot 2
(9190 Red Branch Road)

Dear Sir/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 **DENIED** your request to waive **Section 16.155(a)(1)(ii)** of the Howard County Subdivision and Land Development Regulations.

Denial was based on the following reasons:

- The application submitted does not contain sufficient justification to substantiate extraordinary hardship or practical difficulties with compliance for providing a professionally prepared site development plan. The waiver plan exhibit submitted is not an adequate substitute for the required site development plan.
- The application and justification provided does not contain reasoning as to why the waiver would not be detrimental to the public interest.
- The waiver, if approved, would nullify the intent and purpose of the Subdivision and Land Development Regulations as stated in Section 16.101, which is to ensure appropriate development with regard to the site's natural features, to assist in the orderly and efficient development of land and to provide uniform procedures and standards for the processing of site development plans.
- A revised waiver petition/exhibit was not submitted prior to the requested deadline of December 12, 2013 (per DPZ letter dated October 28, 2013- see attached).
- The Limit of Disturbance was not accurately shown on the plan exhibit.
- Justification was not provided explaining why the disturbance was necessary and any future plans for the site including stabilization and re-vegetation.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
DILP
CID