



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

January 27, 2014

Davoud and Vida Taj
5839 Trotter Road
Clarksville, MD 21029

RE: WP-14-074 Taj Property Lots 1 & 2

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 **approved** your request to waive **Section 16.1205(a)(7)** of the Howard County Subdivision and Land Development Regulations, which requires trees 30" in diameter or larger be left in an undisturbed condition upon subdivision, site development and grading, to remove 11 specimen pine trees on Lots 1 & 2.

Approval is subject to the following conditions:

1. A revised waiver exhibit shall be submitted showing Green Giant Arborvitae (*Thuja plicata*) trees planted every 10' on center along the property line, instead of the four proposed shade trees currently shown. A minimum of 20 Green Giant Arborvitae shall be planted. The waiver exhibit must be revised per the attached comments and resubmitted to DPZ prior to approval of F-14-039.
2. F-14-039 shall be updated to depict the Arborvitae along with an updated Planting Schedule. Surety for this additional landscaping will be addressed with the grading permit for Lot 2 of F-14-039.
3. The other larger existing trees shown on Lots 1 and 2 shall be retained (two specimen pines, 28" and 24" maples, 22" oak, etc.).

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 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
Real Estate Services
MBA