



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
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February 11, 2014

Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211

Re: Royal Farms Store #186 and Canton Car Wash
Waiver Petition WP-14-080
(Related Plans ECP-13-002, F-14-018, SDP-14-013)

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsection 16.119(f)(1) of the Howard County Subdivision and Land Development Regulations as it applies to the plans referenced. Waiver approval would allow the street layout of the proposed Royal Farms Store development to include vehicular access to an arterial road (Snowden River Parkway) while the development currently has existing access to a lower classification public road (Minstrel Way).

As of the date of this letter, the Planning Director approved your request to waive Subsection 16.119(f)(1), subject to the following conditions:

1. Waiver approval is contingent on completion by the Petitioner of the submission of Site Development Plan SDP-14-013, SRC agency review of the plan, and approval by the Howard County Planning Board.
2. Petitioner shall add general notes to F-14-018 and SDP-14-013 referencing this waiver petition, sections, approval and conditions.

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

Provision of a right-in/right-out access from the development directly on to Snowden River Parkway was recommended to the developer by the developer's traffic engineer. This recommendation was presented to representatives from the Department of Public Works, who agreed with the recommendation.


Neither the Department of Public Works nor the DPZ, Development Engineering Division objected to approval of this waiver.

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Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related plats and site development plans. This waiver 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
Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
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