



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

October 8, 2014

Red Branch Warehouse Association, LP
8600 Snowden River Parkway, Suite 207
Columbia, Maryland 21045
Attn: Ivy Yates

RE: WP-14-144, Oakland Ridge Industrial Park, Lots 12 – 16 (9179 Red Branch Road)

Dear Ms. Yates:

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 16.155(a)(1) of the Subdivision and Land Development Regulations, which states that a site development plan is required for any establishment of a non-residential use. The applicant is proposing to add a 720 square foot storage shed and 29 parking spaces.

Approval is subject to the following conditions:

1. The waiver petition plan exhibit shall serve as the substitute for a site development plan for development. The waiver petition exhibit shall be submitted as an Original Mylar and receive signature approval from DPZ prior to applying for permits. The Original Mylar shall be submitted within 60-days of this letter (**on or before December 7, 2014**). All improvements shown on the exhibit must be constructed per the plan exhibit.
2. Perimeter landscaping is required along the perimeter of the proposed storage shed and parking spaces, and internal parking lot landscaping is required for the new parking spaces in accordance with the Section 16.124 of the Subdivision and Land Development Regulations, the Landscape Manual, and as shown on the landscape plan exhibit dated September 2014. As part of the grading permit application, you will be required to post \$1,800.00 surety to ensure the completion of your landscaping obligation for this project. This Department will perform an inspection to verify installation of the required plant materials. The inspection fee required for this project is \$100.00 and must be paid to the Department of Planning and Zoning prior to applying for the grading permit. The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, plant materials, berms, fences and walls. All required landscaping shall be permanently maintained in good growing condition, and when necessary, repaired or replaced.
3. No grading, removal of vegetative cover and trees, paving and new structures shall be permitted within the stream, stream buffer or floodplain in accordance with Sections 16.115 and 16.116 of the Subdivision and Land Development Regulations.
4. Compliance with the Development Engineering comments dated October 1, 2014. The waiver petition exhibit shall state that the new impervious cover is 4,950 square feet and is exempt from providing stormwater management under the current stormwater management regulations. In addition, it shall be noted on the waiver petition exhibit that any future revisions that increase the impervious cover from 4,950 square feet to over 5,000 square feet shall require that ESD to the MEP be provided for any disturbance over the 5,000 square feet.

5. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on-site.
6. Subject to approval from the Oakland Ridge Industrial Center Architectural Review Committee (if required by that entity) for the improvements as shown on the waiver petition exhibit.
7. Compliance with the bulk requirements for the NT Zoning District under FDP-25-A-IV.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

There is no site development plan on record with Howard County for this site. Similar minor changes/additions to this site have been completed via the waiver petition process. Due to the minor proposal, compliance with submitting a standard site development plan would provide an extraordinary hardship on the applicant.

Not Detrimental to the Public Interest

Approval of this waiver will not be detrimental to the public interest. The additional parking spaces are being constructed to relieve periodic parking constraints caused by the existing uses.

Will Not Nullify the Intent or Purpose of the Regulations

In accordance with the DPZ, Division of Land Development policy memo dated May 1, 2011 an applicant may submit a waiver petition application for consideration to waive the standard SDP process when only minor alterations or additions are proposed to any existing development. The proposed changes include a new 720 square foot storage building and 29 additional parking spaces. The total impervious surface to be added is 4,950 square feet therefore the site is exempt from stormwater management. The proposed improvements meet the setbacks established under FDP-25-A-IV and no additional parking spaces are required for the storage building. Landscaping will be required along the perimeter of the storage building and for the additional 29 parking spaces. Forest conservation is exempt in accordance with Section 16.1202(b)(1)(iv) of the Howard County Code and Forest Conservation Manual. And, in accordance with Section 125.0.G.2 of the Zoning Regulations minor new projects which have been granted a waiver of the SDP requirement by the Director of Planning and Zoning do not require Planning Board approval. Therefore, in compliance with the policy memo and the site proposal the intent of the requirement a site development plan is not being nullified.

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 the time period specified in the conditions of approval or as long as this permit remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb
cc: Research
DED
Zoning

DILP
Robert H. Vogel Engineering, Inc.