



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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November 3, 2014

Duncan Slidell
BA Shipley, LLC
7850 Walker Drive, Suite 400
Greenbelt, MD 20770

RE: WP-14-156, Shipley's Grant (Chapel Parcel)

Dear Mr. Slidell:

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 16.145**, the requirements for the submission of a Preliminary Equivalent Sketch Plan.

Approval is subject to the following conditions:

1. Please add the additional dwelling units, traffic circulation, and a complete exhibit of recreation and traditional neighborhood open spaces with the submission of the S-14-003 in order to show the improvements in the context of the larger Shipley's Grant development.
2. No more than 13 units may be proposed for Parcel B-1.
3. The transition from a public right-of-way to a private road along Lots B-1 through B-6 on Donovan Lane is appropriately signed per Department of Public Work requirements (to be addressed on the Final Plan (F-14-123) and the Site Development Plan (SDP-14-063)).
4. Please add a general note on both F-14-123 and SDP-14-063 referencing this waiver, its purpose, decision date, and conditions of approval.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – The Chapel Property is a small (.75 acres), commercially zoned (B-1) property between the existing developed commercial retail parcel and the existing single-family attached homes already developed as part of Shipley's Grant. Originally reserved for a chapel as a request of the original property owner, the developer has had extraordinary difficulty finding either a religious user or commercial user due to the small size of the property. The applicant is seeking to use this small property for an additional 13 lots without filing a new sketch plan for the small site. No new public roads are proposed for the additional lots. Current public roads and a new private road will be utilized. The development follows the same format of all other residential development in Shipley's Grant.

Not Detrimental to the Public Interest – The site will be tested for allocations and for the open/schools test upon approval of this waiver, similar to if a sketch plan was submitted. Lot layout and circulation will be reviewed with the final plat. The private road will be reviewed on the site development plan. A public meeting was held for this site and neighbors preferred the additional residential units to the commercial use. Therefore, there is no detriment to the public interest.

Will Not Nullify the Intent or Purpose of the Regulations – As previously stated, the development and housing style will mimic the existing Shipley's Grant product. All County requirements for the development of the site will be met.

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 Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 

cc: Research
DED
Real Estate Services
GLW
F-14-123