



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

July 1, 2015

Howard County Housing Commission
6751 Columbia Gateway Drive
Columbia, Maryland 21046

RE: WP-15-098, Jones Road Subdivision
Reconsideration Request

Dear Sir or 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 *reconsideration* request to waive Section 16.147 and Section 16.102 of the Subdivision and Land Development Regulations, which states that the adjoiner deed must be recorded in Land Records of Howard County within 120 days of the date of the waiver approval letter (on or before June 25, 2015).

Approval is subject to the following conditions:

1. The adjoiner deeds must be recorded in the Land Records of Howard County within 60 days of the date of the waiver reconsideration approval letter (**on or before August 30, 2015**), and the adjoiner deed must reference this waiver petition file number. Immediately following its recordation, a copy of the adjoiner deeds must be forwarded to this Department.
2. Approval of this waiver is to allow the rear 10 feet of Lots 6 & 7 to be transferred and adjoined to the Howard County Housing Commission Lots (Lots 8 & 9 and Lots 3 – 5). No other transfers are being endorsed, no additional lots will be created and no new development, construction or improvements are permitted under this request.
3. Lots 8 & 9, and the 10' wide strip of land approved under this request, shall be included in the future subdivision plat for Lots 3 – 5.
4. At a minimum, upon future subdivision and development of the Housing Commission Property (Lots 3 – 5), a sidewalk must be constructed on Jones Road along the frontages of Lots 3-9. Further review of the sidewalk requirements, including but not limited to the sidewalk specifications, and the extension and location of the sidewalks, will be reviewed in complete compliance during the subdivision and/or site development plan phase.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The ownership of the intervening properties is fairly complicated and the development of the Housing Commission properties would become significantly more complex and onerous if the intervening properties were required to be part of the subdivision process for the Housing Commission's project. A hardship would be created that would cause significant project delays.

Not Detrimental to the Public Interest

The adjoiner transfer is not detrimental to the public interest because it will create connectivity between the Housing Commission projects, which will provide a better subdivision design for the community. This process also eliminates the need to have other property owners unnecessarily a party to the Howard County Housing Commission development process.

Will Not Nullify the Intent or Purpose of the Regulations

The proposed adjoiner transfer does not create or eliminate building lots and all lots will remain in compliance with the bulk requirements of the Zoning Regulations. The future subdivision of the Housing Commission properties will require the processing of a record plat.

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.

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
Vogel Engineering