



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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June 17, 2015

Raul Delorme
Howard County Department of Recreation and Parks
7120 Oakland Mills Road
Columbia, Maryland 21046

Re: Blandair Regional Park, Phase 3
Waiver Petition WP-15-117, Reconsideration
(Site Development Plan SDP-15-050)

Dear Mr. Delorme:

The purpose of this letter is to inform you that the Director of the Department of Planning and Zoning considered your request for a reconsideration of the approval of WP-15-117. The reconsideration consists of requesting an increase in the area of stream buffer disturbance due to redesign of SDP-15-050. The increase in the area of stream buffer disturbance is the result of stormwater management requirements and a walkway extension due to anticipated delays in project phasing. The increase in the area of stream buffer disturbance is 4,429 square feet; the originally approved disturbance was 21,390 square feet.

As of the date of this letter, the Planning Director approved your request for reconsideration, allowing an increase the area of stream buffer disturbance authorized by WP-15-117 from 21,390 square feet to 25,819 square feet, as indicated by the exhibits filed with the reconsideration request.

Reconsideration approval is subject to the following conditions:

1. The petitioner shall place a general note on the site development plan citing approval of this reconsideration and including a description of the approved reconsideration.
2. The petitioner shall comply with the conditions of original approval of WP-15-117.

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

1. The petitioner must increase the amount of stream buffer disturbance for stormwater management purposes. The Development Engineering Division is requiring all impervious areas to be treated, and the only way to treat some pathway areas is to provide an area of non-rooftop disconnect adjacent to the pathways. In order to provide this disconnection a flatter area adjacent to the pathways is needed. Since an area of the pathway is located within and adjacent to the stream buffer, the additional grading needed to establish the disconnection area results in an increase in stream buffer disturbance.
2. The petitioner has expanded the limit-of-disturbance to include a walkway connection between the sidewalk located along relocated Oakland Mills Road (Phase J) to the walkway located

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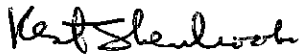
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behind the Phase 3 maintenance building, resulting in additional stream buffer disturbance. The petitioner originally anticipated this portion of the walkway to be constructed as part of Phase 6; however Phase 6 has been placed on hold indefinitely. The petitioner prefers to construct the connection now to allow patrons of the park to access Phase 3 from Phase 1 via the relocated Oakland Mills Road sidewalk. The additional stream buffer disturbance resulting from construction of the walkway as part of Phase 3 will be the same as if it had been constructed as part of Phase 6.

Indicate this reconsideration approval on all related plats, site development plans and building permits. This reconsideration will remain valid until May 11, 2016 or as long as this 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

WRA