



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

May 22, 2015

TSZ Properties  
10382 Baltimore National Pike  
Ellicott City, MD 21042

RE: WP-15-132 Harwood Park  
6415 Beechfield Ave

Dear Sir/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 request to waive **Section 16.155(a)(2)(i)** of the Howard County Subdivision and Land Development Regulations which requires a Site Development Plan, approved by the Department of Planning and Zoning for single-family attached, apartment, and mobile residential development.

Approval is subject to the following conditions:

1. The waiver plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the limit of disturbance as shown on the waiver site plan exhibit unless it can be sufficiently demonstrated by the applicant to be justified.
2. The petitioner shall submit a detailed site plan exhibit of the site with the building permit application as required by the Department of Inspections, Licenses & Permits for the proposed duplex residential dwelling units.
3. The Simplified ECP must be approved by DPZ prior to approval of any building permits.
4. The removal of the existing house, deck, existing pool and concrete decking shall be removed prior to construction of the new duplex unit.
5. Each duplex unit shall provide the required 3 (2.5) off street parking spaces per **Section 133.0.D.2.a** of the Zoning Regulations.
6. The applicant shall submit a copy of the approval letter from the Maryland Aviation Administration (MAA) for the proposed duplex unit with the building permit application.
7. Subject to revising the detailed site plan exhibit for building permit application in accordance with the attached DLD comments.
8. Addressing the comments from Division of Engineering Development (DED).

Our decision was made based on the following:

1. Extraordinary Hardships or Practical Difficulties:
  - ❖ A site development plan would create a lengthy process for the developer, and require a significant investment of time for the County agencies to review. A simplified ECP, and waiver site plan exhibit was submitted to DPZ showing the proposed duplex. The waiver petition plan exhibit represents a suitable substitute for a site development plan showing all existing and proposed improvements. The LOD is minor in nature, Stormwater Management will be addressed, BRL's are being respected and no roadway improvements are required.
2. Not Detrimental to the Public Interest:
  - ❖ Approval of this waiver will in no way be a detriment to the public interest since the proposed duplex is the current market trend in "Harwood Park". Other lots in "Harwood Park" have been

developed using the waiver process. The developer informed the neighborhood of the proposed development at a Pre-Submission Community Meeting, and will provide adequate off-street parking (1 car garage, and double wide driveways).

3. Will Not Nullify the Intent or Purpose if the Regulations:

- ❖ Approval of this waiver will not nullify the intent of the regulations. The requirements of a Site Development Plan will be generally presented on a site plan exhibit for the building permit application, and inspection. The simplified ECP, and the waiver plan exhibit will ensure the proposed development will be in compliance with Howard County Regulations.

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 the building permit is active.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at [rjackson@howardcountymd.gov](mailto:rjackson@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/RJ

cc: Research  
DED  
Real Estate Services  
Benchmark Engineering, INC