



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

September 3, 2015

MG Renovations, LLC
6420 Autumn Sky Way
Columbia, MD 21044

RE: Holiday Hills Lots 117 & 118
WP-16-004 (F-15-099)

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 16.132(a)(2)(i), Section 16.134.(a), Section 16.135, and, Section 16.136 for the required construction of road improvements and sidewalks, and the installation of street lighting and street trees.** Approval is subject to the following conditions:

1. Compliance with the attached comments from the Development Engineering Division (DED), dated August 26, 2015. In accordance with those comments, **the developer will be required to pay a fee-in-lieu of frontage improvements and sidewalk construction in the amount of \$13,155.90.** Payment of this fee is required prior to submission of the original mylar record plat to this office for signature approval and recordation. The request to waive the requirement for installation of street lighting and street trees along the frontage of this property has been approved.

Justification for our approval decision was made based on the following:

- Extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations: Although asphalt curb does exist further down Hunting Lane past the intersection with Newberry Drive, no improvements exist along this section of Hunting Lane between Long View Road and Newberry Drive. To create improvements along the property frontage would not provide a connection to any existing improvements. The nearest curb is at Newberry Drive approximately 1,300 feet west of the property and no sidewalk exists along Hunting Lane. Having only 166 foot of curb and sidewalk with no other improvements in the near vicinity would put the pedestrian in a very unsafe situation. It would put pedestrians back onto the road.
- The intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal: Implementing the Regulations by requirement the developer to provide the required improvements would create an island effect with no connections to existing improvements for quite some distance (approximately 1,300 feet for curb and no available sidewalk connection) and therefore would create an unsafe situation for pedestrians. Since the developer understands that this resubdivision is technically considered to be a major subdivision which requires improvements, even though only one additional house is being added. The intent of the regulations will be served through the implementation of the alternative proposal by the developer to be approved to pay a fee-in-lieu of the required improvements.
- Approval of the waiver will not be detrimental to the public interests and will not nullify the intent of the Regulations: The intent of the regulations will be served through the developer's alternative proposal to pay a fee-in-lieu for the cost of construction for future road improvements and sidewalk installation and will not be detrimental to the public interest.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, 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 subdivision plan remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pfendlay@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JMF/MPB 

Attachment: DED

cc: Research
Development Engineering Division
Real Estate Services Division, DPW
Fisher, Collins & Carter, Inc.
DPZ File #F-15-099