



Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

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August 24, 2015

Development Partners LLC
attn: Justin Boy
11807 Wollingford Court
Clarksville MD 21029

RE: **WP-16-008 High Ridge Estates, Lots 1-7 and Open Space Lot 8**
(S-15-004)

Dear Mr. Boy:

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 the following sections of the Subdivision and Land Development Regulations:

Section 16.146(a)(1) of the Subdivision and Land Development Regulations (Amended Fifth Edition) – (for a waiver of the Preliminary Plan requirement) the purpose of the preliminary plan is to present detailed data which will enable the County to determine whether the proposed layout of the subdivision is in accordance with the approved sketch plan.

Approval is subject to the following two (2) conditions:

- 1) The final plan must be submitted on or before November 6, 2015 (the same APFO date in the allocations letter dated July 6, 2015).
- 2) Compliance with Sections 16.132 thru 16.136 (provisions for road improvements) along Old Scaggsville Road will be required at the final plan stage.

The decision of this waiver petition is based on the following justification:

Hardship

This is a major subdivision that shall utilize a shared driveway (for six of the seven proposed lots). The subdivision will be designed with six "flag" lots, with an additional lot having direct access and complete frontage onto Old Scaggsville Road. Although this is a major subdivision, there will be no public road, sidewalk, curbing and storm drain improvements internally to the site. The developer shall construct a private 16-foot wide shared driveway that will provide access to and from this development for six lots. An environmental concept plan (ECP) and a sketch plan has already been approved for the layout and the stormwater management (SWM) provisions for this subdivision. The developer would realize an unnecessary hardship in providing a preliminary plan, since such a plan would be a duplicate of what has already been provided on the sketch plan and, furthermore, the time, expense and details needed would create a hardship for developer.

Not detrimental to public interest

Approval of the waiver request will not be detrimental to the public welfare and will not substantially impair the appropriate use or development of the surrounding properties. This sketch plan for this subdivision complies with the bulk regulations requirements for this zoning district and there would be no added benefit to the public for requiring this site to produce a preliminary plan.

Not nullify the intent or purpose of the regulations

Approval of this waiver request will not nullify the intent or purpose of the regulations, since this project's design, scope and timing were all indicated on the sketch plan. All of the preliminary data and details were provided on the sketch plan and enabled the County to determine whether or not the proposed layout met the intent of the regulations. The subdivision shall utilize existing public water and sewer services by connecting to these utilities at the site's frontage. The preliminary SWM practices were granted an approval with the ECP. The required landscape plan, grading plan and SWM details shall be provided with the final plan.

* Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on the forthcoming final plan and site development plan. **This requested waiver will remain valid for the time period specified in the approval conditions or as long as the subdivision remains in active processing.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj
Enc: DED
cc: Research
DED
Benchmark Engineering