



# 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

April 13, 2016

Louis Mangione  
Mangione Enterprises of Turf Valley, LP  
1205 York Road, Penthouse  
Lutherville, Maryland 21093

Re: Turf Valley  
Waiver Petition WP-16-092 (Reconsideration)

Dear Mr. Mangione:

The purpose of this letter is to correct the period that approval of the waiver petition referenced remains valid. **This letter supersedes our previous letter of April 11, 2016.**

The Director of the Department of Planning and Zoning considered your request for reconsideration of the approval of the waiver petition referenced. Approval of WP-16-092 granted you relief from Subsection 16.116(b)(1) of the Howard County Subdivision and Land Development Regulations, allowing you to conduct filling and grading in areas containing regulated steep slopes. The reconsideration requests revision of Conditions 2 and 4 of the waiver approval. Revision of Conditions 2 and 4 has been coordinated with the Bureau of Environmental Health (BEH), the agency from which the conditions originated, cites the "Hialeah Agreement" between the you and BEH and clarifies the language of a plan note required by the BEH.

As of the date of this letter the Planning Director approved your reconsideration request, subject to the following revised conditions:

1. The petitioner shall submit to the Department of Planning and Zoning a redline revision to the road construction drawings for Villages at Turf Valley, Phase 1, Section 1 (F-10-026) indicating the proposed activities. The redline revision shall include addition of a general note referencing this waiver petition, description of the section waived and conditions of approval.
2. The proposed project must conform to the requirements in Howard County Code Section 16.129 if fill dirt from previous golf course features is to be used. Consistent with the March 18, 2009 agreement between the Howard County Bureau of Environmental Health and the petitioner with regard to the re-use of material contained in the Hialeah Stockpile, if such dirt is to be used, it must be used in conjunction with golf course features to avoid additional requirements.
3. If golf course fill is to be used, the Health Department must be notified prior to the start of construction or movement of dirt to be allowed an opportunity to inspect.
4. A note must be added to all plans accompanying this project stating "Any use of fill dirt from golf course features shall conform to Howard County Code 16.129. The Howard County Bureau of Environmental Health must be notified prior to movement of golf course fill dirt."

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Our decision to approve the reconsideration was made since revised language in Conditions 2 and 4 is the result of coordination between you and the BEH and results in clarification of BEH requirements.

Indicate the reconsideration request, section of the regulations, action, conditions of approval, and date on the redline revision of the related final road drawing. Waiver approval remains valid until March 10, 2017 or as long as the grading 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](mailto:dboellner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/DBB:dbb

C: DPZ, Research  
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Helen Carey  
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