



# Howard County Department of Planning And Zoning

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Valdis Lazdins, Director

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April 11, 2016

Mabey Bridge & Shore, Inc.  
attn: Patrick Sweeney  
6770 Dorsey Road  
Elkridge MD 21075

RE: **WP-16-101 Mabey Bridge and Shore, Inc.**

Dear Mr. Sweeney:

The Director of the Department of Planning and Zoning reviewed your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **denied** your request to waive the following section of the Subdivision and Land Development Regulations:

**Section 16.155(a)(1)(i)** of the Amended Fifth Edition – A site development plan (SDP), approved by the Department of Planning and Zoning, is required for new or expanded nonresidential development.

**Denial** is based on the following ten (10) reasons:

1. In accordance with the attached Development Engineering Division comments dated March 29, 2016. A site development plan is required to bond for the proposed SWM facilities, an APFO Roads Test Study is required and review of the existing SWM pond's hydraulics.
2. The subject property is zoned "CE-CLP" (Corridor Employment – Continuing Light Industrial) per Section 127.2 of the Zoning Regulations. Manufacturing and warehousing uses may not be permissible under the present "CE" zoning district regulations, but are permitted under the "CLP" overlay zoning district per Section 127.3. However, building and site improvement expansions of up to 50% of the square foot area existing or approved on April 13, 2004 are permitted for warehouse and industrial uses in accordance with Section 127.3.D. An evaluation of the site information would need to be provided with the site development plan.
3. The forest conservation obligation requirement for the limit of disturbed area must be addressed as part of the SDP plan requirement.
4. The waiver request is a self-created hardship because a professionally prepared site development plan can be prepared which addresses the requirements of the Regulations and the other concerns indicated herein.
5. The purpose of the Regulations and the standard SDP processing requirements is to ensure that all non-residential site improvements comply with all applicable County and State requirements. The cost to prepare a site development plan is universal and must be absorbed by any business with a similar proposal.

6. The waiver, if approved, would violate the intent and purpose of Section 16.101 of the Subdivision and Land Development Regulations which is to ensure that uniform rules, procedures and established standards for the review and approval of non-residential site improvements are followed.
7. Since no previous SDP is on file for this site, a new SDP is necessary for all applicable County agencies to review site specific details and effects that this development proposal may have on existing infrastructure.
8. This proposal is an expansion of an existing parking area/lot. Therefore, in accordance with the Landscape Manual, the expansion of an existing parking lot or loading area that increases the area or number of spaces by 50% or more shall be required to providing landscaping for the entire parking lot proposed including landscaped islands. Please refer to the Landscape Manual for the requirement of trees for the proposed parking lot improvements.
9. Staff disagrees with the applicant's justification that the Regulations will be served to a greater extent by the implementation of the proposed waiver petition plan exhibit because this site was partially reviewed under a previous plan (SDP-86-121). The details, information reviewed and provided under that SDP cannot be used as justification for waiving existing SDP requirements.
10. The parking for this property must take into full account the entire manufacturing use that functions on this property. Section 133.0.D.5.c. of the Zoning Regulations requires a minimum parking ratio of 2 spaces for every 1,000 SF of manufacturing space. Therefore, in order for this Division to fully evaluate the site's parking requirement, the total square feet of the entire facility must be provided and a parking chart (that includes information on the number of existing spaces) based on the said ratio must be provided on the site plan exhibit.

**Indicate this waiver petition file number, request, section of the regulations, action and date of waiver decision on any future subdivision and site development plans for this property.**

If you have any questions, please contact Derrick Jones at (410) 313-4330.

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/dj  
attach: DED  
cc: Research  
Sill & Assoc.  
DED