

Howard County Department of Planning and Zoning  
 Division of Land Development  
**WAIVER PETITION APPLICATION**

MAR 16 2006

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number WPDG 089

**I. Site Description**

Subdivision Name/Property Identification: Reynolds Property  
 Location of property: 12823 Folly Quarter Road  
 (Street Address and/or Road Name)

<u>1</u> single family detached home (Existing Use)	<u>2</u> single family detached homes (Proposed Use)
<u>28</u> (Tax Map No.)	<u>5</u> (Grid/Block No.)
<u>257</u> (Parcel No.)	<u>5th</u> (Election District)
<u>RR-DEO</u> (Zoning District)	<u>6.79</u> (Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

This property is lot 13-B of Glenelg Manor. Glenelg Manor is an area that was divided by deed, A LOOPHOLE  
SUBDIVISION

**II. Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.120(b)(4)(iii)</u>	<u>Lots less than 10 acres in size may not include floodplain, streams, wetlands, their buffers or forest conservation easements.</u>
2. <u>16.120(c)(2)</u>	<u>All lots, preservation parcels, or bulk parcels for single family detached dwellings shall have minimum frontages on approved streets within a public right-of-way which provides access to the property.</u>
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

**All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application.** Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

See Attached Justification

IV. **Pre-Submission Meeting Requirements**

- ➔➔➔a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- ➔➔➔b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>T</u> Information Provided	<u>X</u> Information Not Provided, Justification Attached
	<u>NA</u> Not Applicable	

- T 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T 3. North arrow and scale of plan.
- T 4. Location, extent, boundary lines and area of any proposed lots.
- T 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- T 6. Delineation of building setback lines.
- T 7. Delineation of all existing public road and/or proposed street systems.
- T 8. Identification and location of all easements.
- T 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- NA 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- NA 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- T 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- NA 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- T 14. Submit 2 sets of photographs for all existing on-site structures.
- T 15. Identify the location of any existing wells and/or private septic systems.

NA 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

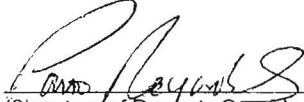
VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

**I/WE** the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached \*

  
(Signature of Property Owner)  
(Fee Simple Owner Only)

3/15/06  
(Date)

  
(Signature of Petition Preparer) \*

3/15/06  
(Date)

Brian and Patti Reynolds  
(Name of Property Owner)

Benchmark Engineering, Inc.  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

12823 Folly Quarter Road  
(Address)

8480 Baltimore National Pike, Suite 418  
Address)

Ellicott City, MD 21042-1274  
(City, State, Zip Code)

Ellicott City, MD 21043  
(City, State, Zip Code)

E-Mail comp@re@cmust.net

E-Mail \_\_\_\_\_

443.838.8925  
~~410.631~~  
(Telephone) \_\_\_\_\_ (Fax)

410-465-6105 410-465-6644  
(Telephone) \_\_\_\_\_ (Fax)

Contact Person: Patti Reynolds

Contact Person: Donald Mason, P.E.

**Howard County Department of Planning and Zoning  
Division of Land Development**

**INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET  
(For DPZ Use Only)**

**Project Name** \_\_\_\_\_ **DPZ File No.** \_\_\_\_\_  
 DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
 Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** **Indicate Yes, No or N/A**
- a. Application is complete ..... N/A
  - b. Required number of plans and applications are provided ..... N/A  
     \_\_\_ Plans (14 sets on County Road or  
     \_\_\_ Applications 18 sets on State Road)
  - c. Supplemental Information is provided ..... N/A
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
     Historic District or listed in Historic Sites Inventory ..... N/A
  - e. Photographs of existing structures (for Historic Preservation Review) ..... N/A
  - f. MAA Approval Letter (if applicable) ..... N/A
  - g. Written summary of Route 1 manual compliance (if applicable) ..... N/A

II. <b>Fee Computation</b>	<b>Fee</b>
Number of waivers requested .....	_____
* Base Fee for first two waiver sections ( <b>\$450</b> ) .....	_____
Fee for each additional waiver section (___ additional waivers x <b>\$50</b> each) .....	0.00
* (Maximum fee of <b>\$350</b> for Agricultural Preservation parcels)	
<b>TOTAL</b>	<u>0.00</u>

III. **Certification**  
 Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_ Waiver petition application is accepted for processing.

\_\_\_ Scheduled SRC meeting date.

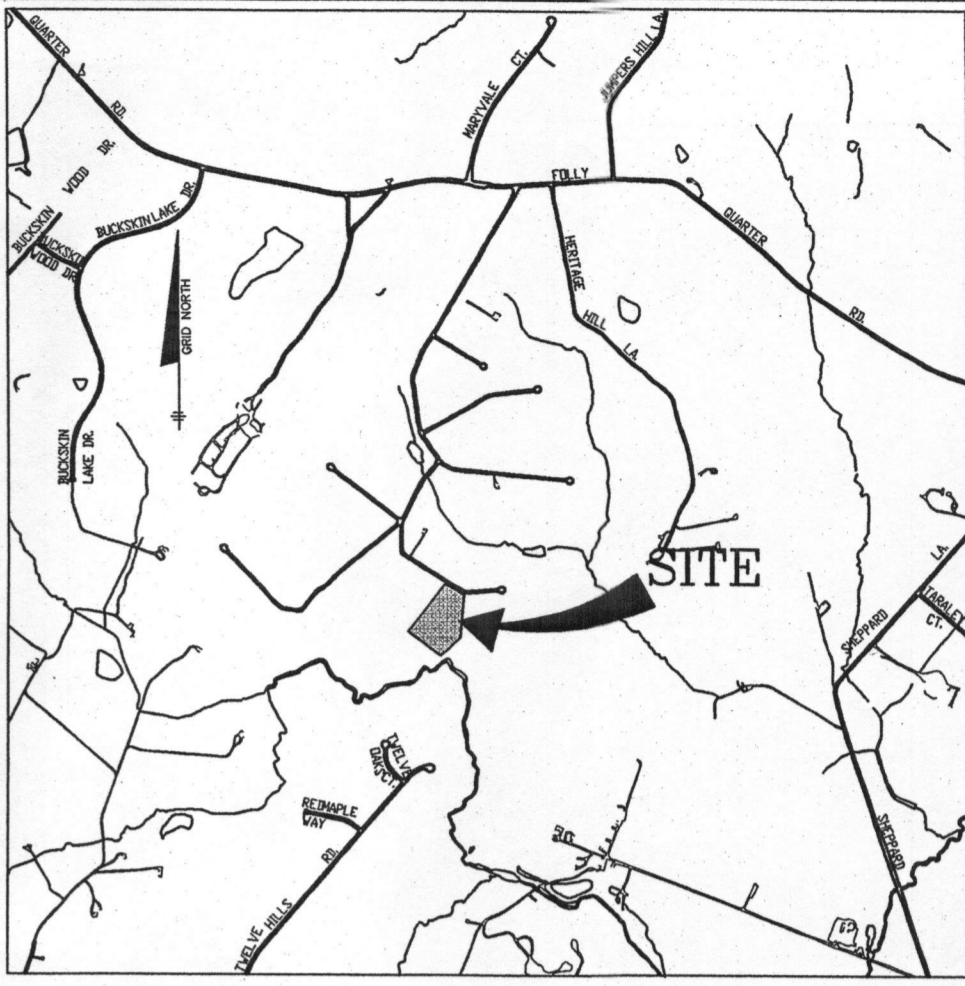
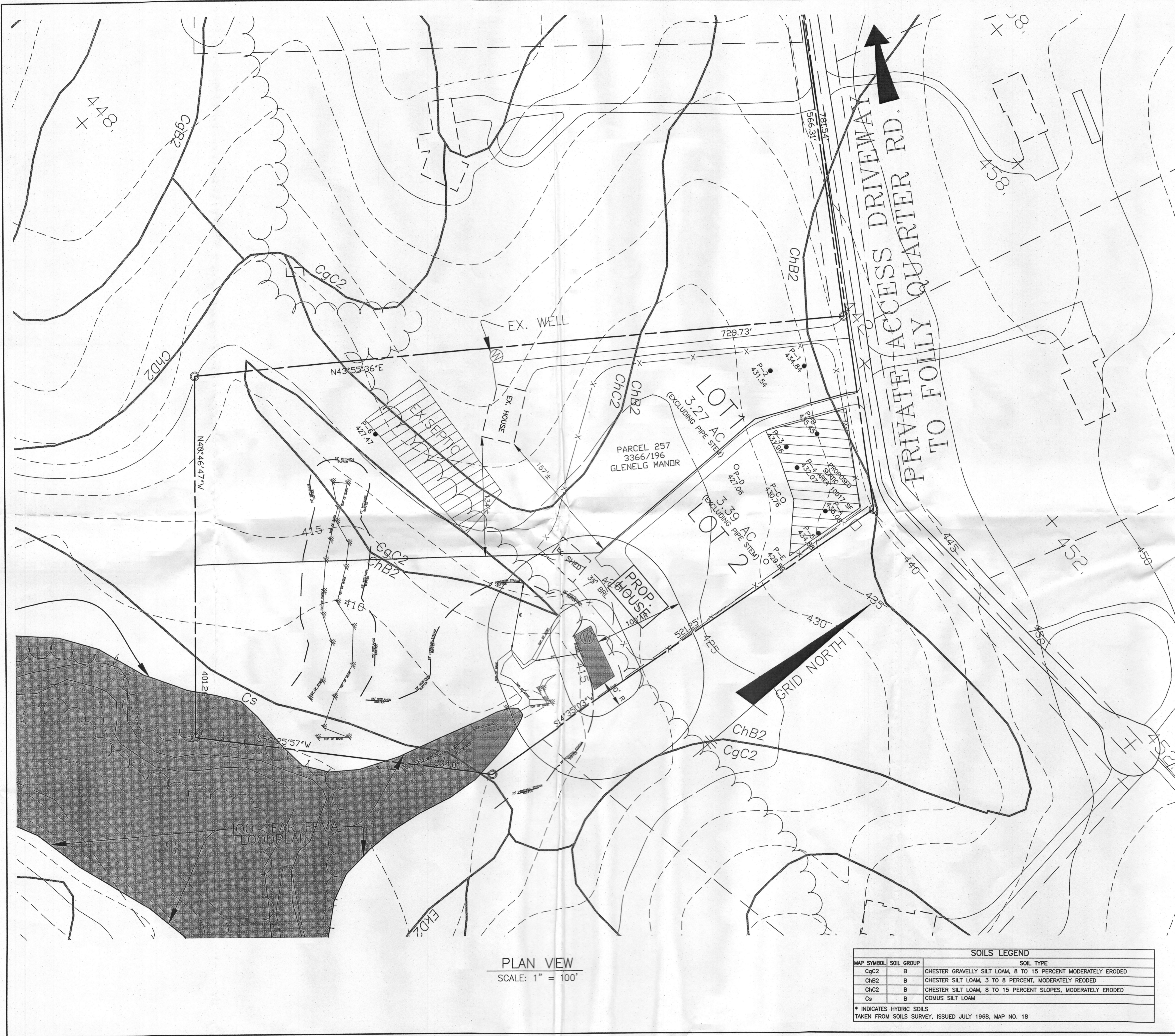
\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
 \_\_\_\_\_





VICINITY MAP  
SCALE: 1"=2000'

**LEGEND**

SOILS CLASSIFICATION	ChB2
SOILS DELINEATION	—
EXISTING CONTOURS (HOWARD COUNTY DIGITAL)	—
LIMIT OF WETLANDS	—
EXISTING WOODS LINE	—
PROPOSED WOODS LINE	—
EXISTING STRUCTURE	□
PROPOSED STRUCTURE	□
EXISTING WELL	○ EX. WELL
EXISTING SEPTIC FIELD	▨
PROPOSED SEPTIC FIELD	▨
FAILED PERCOLATION TEST	○ P-10
PASSED PERCOLATION TEST	● P-10
PROPOSED WELL	●
1500 S.F. WELL ZONE	■

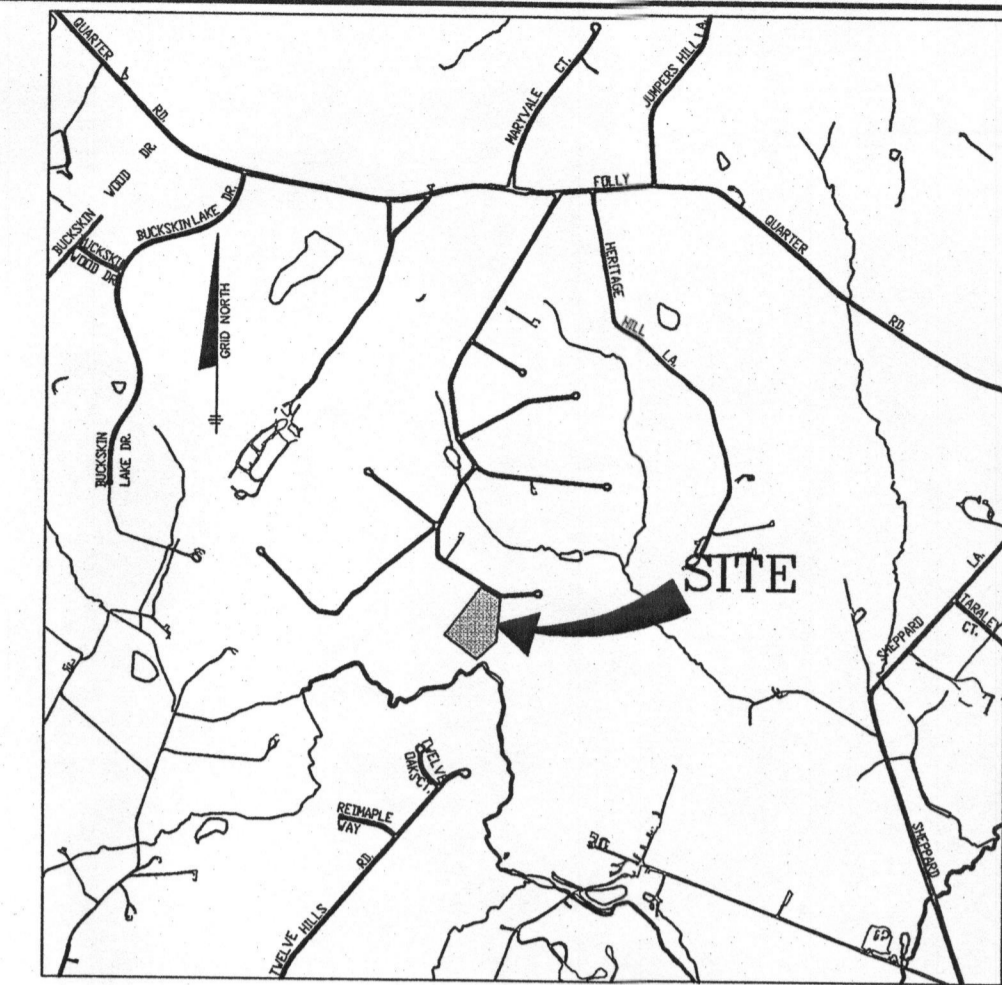
PLAN VIEW  
SCALE: 1" = 100'

**SOILS LEGEND**

MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT MODERATELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT, MODERATELY REDDED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
Cs	B	COMUS SILT LOAM

\* INDICATES HYDRIC SOILS  
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 18

NO.	DATE	REVISION
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 www.bel-chlengineering.com		
OWNER:	PROJECT: <b>REYNOLDS PROPERTY</b>	
BRIAN AND PATTI N. REYNOLDS 12823 FOLLY QUARTER ROAD ELLICOTT CITY, MD 21042-1274	LOCATION: TAX MAP-28 GRID-5 PARCEL-257 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: <b>WAIVER PETITION EXHIBIT 1</b>		
DESIGN: DAM	DRAFT: MFW	DATE: FEBRUARY, 2006 PROJECT NO. 1863
SCALE: AS SHOWN		DRAWING 1 OF 1



VICINITY MAP  
SCALE: 1"=2000'

**LEGEND**

SOILS CLASSIFICATION	ChB2
SOILS DELINEATION	—
EXISTING CONTOURS (HOWARD COUNTY DIGITAL)	—
LIMIT OF WETLANDS	—
EXISTING WOODS LINE	—
PROPOSED WOODS LINE	—
EXISTING STRUCTURE	□
PROPOSED STRUCTURE	□
EXISTING WELL	○ EX. WELL
EXISTING SEPTIC FIELD	▨
PROPOSED SEPTIC FIELD	▨
FAILED PERCOLATION TEST	○ P-10
PASSED PERCOLATION TEST	● P-10
PROPOSED WELL	⊙
1500 S.F. WELL ZONE	▨

PLAN VIEW  
SCALE: 1" = 200'

MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT MODERATELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
Cs	B	COMUS SILT LOAM

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OWNER:	PROJECT: <b>REYNOLDS PROPERTY</b>	
BRIAN AND PATTI N. REYNOLDS 12823 FOLLY QUARTER ROAD ELLICOTT CITY, MD 21042-1274	LOCATION: TAX MAP-28 GRID-5 PARCEL-257 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: <b>WAIVER PETITION EXHIBIT 2</b>		
DESIGN: DAM	DRAFT: MFW	DATE: FEBRUARY, 2006 PROJECT NO. 1863
SCALE: AS SHOWN		DRAWING 1 OF 1

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 3-16-06

DPZ File No. WR-06-089

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department**
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Reynolds Property Lots 1+2

ENCLOSED FOR YOUR →  Signature Approval  Review & Comments  Files  
 THE ENCLOSED →  Original  Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit <u>1+2</u>	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 3-16-06

COMMENTS: \_\_\_\_\_ SRC/Comments Due By: 4-13-06

1550 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

3-29-06

DPZ STAFF INITIALS MA