

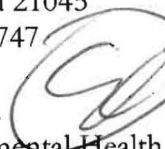
Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

January 27, 2006

**MEMORANDUM**

TO: Any Ferrer  
Dale Thompson Builders  
6300 Woodside Court  
Columbia, Maryland 21045  
Faxed to 410-381-8747

FROM: Stuart F. Oster, R.S.   
Bureau of Environmental Health  
Well and Septic Program

RE: 6741 Cedar Lane  
1.47 Ac.  
Columbia - Riverdale S-05-008  
Map 35, Grid 23, Parcel 258  
(Demolition of Existing House)

This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

The well and septic systems, which previously served the existing dwelling, have been properly disconnected and abandoned/sealed and documentation provided. If any other wells or septic systems are found during site work, please notify this office immediately.

*2 wells on This Lot*

Cc: File



# MEMO

TO: Stuart Oster  
Howard County Health Department

FROM: Amy Ferrer  
Dale Thompson Builders, Inc.

DATE: January 27, 2006

RE: Demolition

Dale Thompson Builders will be demolishing the structure at 6741 Cedar Lane, Columbia, MD 21045. Attached please find a letter from Fogles Septic regarding the abandonment of the septic at this residence, as well as, the forms that the well on this property has been abandoned.

I will need a letter from your department stating that this residence is ready to be demolished. Please fax this letter to my office at 410-381-8747. Thank you for your assistance on this matter. If you should have any questions, do not hesitate to contact my office at 410-995-6736.

DALE THOMPSON BUILDERS, INC.  
6300 Woodside Court  
Suite A  
COLUMBIA, MARYLAND 21046  
OFFICE 410-995-6736 FAX 410-381-8747

FACSIMILE TRANSMITTAL SHEET

TO:

Stewart Oster

FROM:

Amy Ferrer

COMPANY:

Howard County Health Department

DATE:

01/27/06

FAX NUMBER:

410-313-2648

TOTAL NO. OF PAGES INCLUDING COVER:

5

PHONE NUMBER:

410-313-6300

RE: Demolition letter

☒ URGENT

☐ FOR REVIEW

☐ PLEASE COMMENT

☐ PLEASE REPLY

☐ PLEASE RECYCLE

NOTES/COMMENTS:

**FOGLE'S SEPTIC CLEAN, INC.**  
**FOGLE'S EXCAVATING & PAVING, LLC**  
**FOGLE'S WELL DRILLING, LLC**

580 Obrecht Road  
Sykesville, Maryland 21784  
(410) 795-5670

Howard County Department of  
Environmental Health  
7178 Columbia Gateway Dr  
Columbia, Md 21046

attn: Mike Davis

January 20, 2006

Dear Mr. Davis,

Fogle's Septic Clean, Inc. has pumped and abandoned the septic tanks located at 6741 Cedar Lane. If you have any questions or concerns please contact me at, 410-795-5670.

Sincerely,



Kurt Cassell  
Fogle's Septic Clean, Inc.

Cc: Dale Thompson Builders

MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION  
1800 Washington Blvd., Baltimore, Maryland 21230 (410) 537-3784

\*\*\*\*\*  
WATER WELL ABANDONMENT-SEALING REPORT FORM  
\*\*\*\*\*

SUBMIT COPIES OF COMPLETED FORM TO:

- \* COUNTY ENVIRONMENT AGENCY (contact MDE, WMA if address needed)
- \* WELL OWNER
- \* MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

DATE WELL ABANDONED: JAN 15 2006 (month/day/year)

\* PERMIT NUMBER OF ABANDONED WELL (if any)

\* PERMIT NUMBER OF REPLACEMENT WELL

\* PERSON ABANDONING WELL: RAYL MAYNE

WELL DRILLERS LICENSE NUMBER: 117

\* OWNER'S NAME: DALE Thompson BLD.

CIRCLE: MWD/MSD/MGD

\* WELL LOCATION:

COUNTY: Howard

NEAREST TOWN: SIMPSONVILLE

TAX MAP        BLOCK        PARCEL       

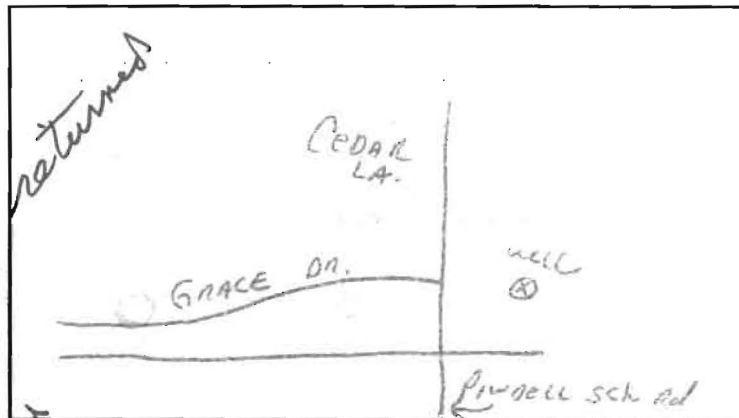
SUBDIVISION: n/a

SECTION:        LOT:       

NEAREST ROAD: CEEDAR LANE

6741 CEDAR

SITE LOCATION MAP



\* TYPE OF WELL BEING ABANDONED:

- ☒ DRILLED ☐ JETTED
- ☐ BORED/AUGERED ☐ HAND DUG
- ☐ OTHER (specify)

\* USE CODE:

- ☒ DOMESTIC ☐ MUNICIPAL/PUBLIC
- ☐ IRRIGATION ☐ INDUSTRIAL
- ☐ TEST/OBSERVATION ☐ GEOTHERMAL

\* TYPE OF CASING:

- ☒ STEEL ☐ PLASTIC
- ☐ CONCRETE ☐ OTHER (specify)

\* SIZE OF CASING: 6 1/4 INCHES IN DIAMETER

\* DEPTH OF WELL: 110 FEET DEEP

\* WAS ANY CASING REMOVED? ☒ YES ☐ NO  
if yes, length removed, in feet: 2 ft.

\* WAS CASING RIPPED OR PERFORATED? ☒ YES ☐ NO

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
Cement	110	0
VOLUME OF MATERIAL USED		
19 Bags Cement		

SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN

LICENSE # 117

MWD/MSD/MGD JAN 15 2006

CIRCLE ONE

DATE

MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION  
1800 Washington Blvd., Baltimore, Maryland 21230 (410) 537-3784

\*\*\*\*\*  
WATER WELL ABANDONMENT-SEALING REPORT FORM  
\*\*\*\*\*

SUBMIT COPIES OF COMPLETED FORM TO:

- \* COUNTY ENVIRONMENT AGENCY (contact MDE, WMA if address needed)
- \* WELL OWNER
- \* MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

DATE WELL ABANDONED: JAN 15 2006 (month/day/year)

\* PERMIT NUMBER OF ABANDONED WELL (if any)

\* PERMIT NUMBER OF REPLACEMENT WELL

\* PERSON ABANDONING WELL: Ralph Mayne

WELL DRILLERS LICENSE NUMBER: 117

\* OWNER'S NAME: DALE Thompson BLD

CIRCLE: MWD/MSD/MGD

\* WELL LOCATION:

COUNTY: HOWARD

NEAREST TOWN: SIMPSONVILLE

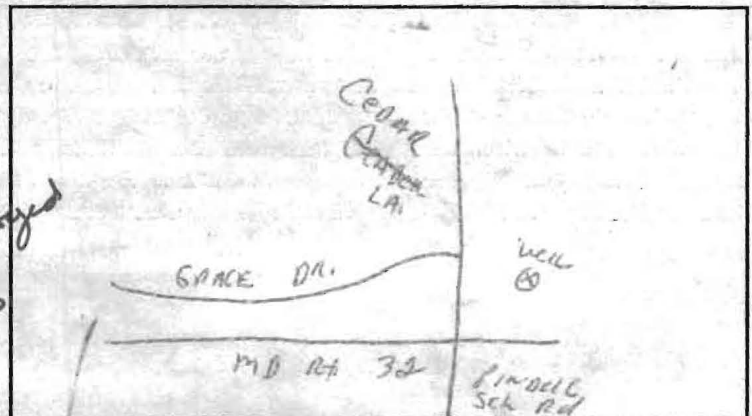
TAX MAP \_\_\_\_\_ BLOCK \_\_\_\_\_ PARCEL \_\_\_\_\_

SUBDIVISION: N/A

SECTION: \_\_\_\_\_ LOT: \_\_\_\_\_

NEAREST ROAD: CEADAR LANE

SITE LOCATION MAP



\* TYPE OF WELL BEING ABANDONED:

☒ DRILLED ☐ JETTED  
☐ BORED/AUGERED ☐ HAND DUG  
☐ OTHER (specify) \_\_\_\_\_

\* USE CODE:

☒ DOMESTIC ☐ MUNICIPAL/PUBLIC  
☐ IRRIGATION ☐ INDUSTRIAL  
☐ TEST/OBSERVATION ☐ GEOTHERMAL

\* TYPE OF CASING:

☒ STEEL ☐ PLASTIC  
☐ CONCRETE ☐ OTHER (specify) \_\_\_\_\_

\* SIZE OF CASING: 6 1/4 INCHES IN DIAMETER

\* DEPTH OF WELL: 140 FEET DEEP

\* WAS ANY CASING REMOVED? ☒ YES ☐ NO  
if yes, length removed, in feet: 1 ft.

\* WAS CASING RIPPED OR PERFORATED? ☐ YES ☒ NO

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
Cement	140	0
VOLUME OF MATERIAL USED		
22 Bags Cement		

SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN

LICENSE #

CIRCLE ONE

DATE

DENV 828 JULY 1997

2) COUNTY ENVIRONMENTAL AGENCY

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
Division of Land Development

DATE: 1/10/07DPZ File No. WP-07-072**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: RIVERDALE (6700 CEDAR LN)

ENCLOSED FOR YOUR → ☐ Signature Approval  
 THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files  
☐ Pre-Packaged Plan Set

**Plans****# of Sheets**

☐ Sketch Plan  
☐ Prel Equiv Sketch Plan  
☐ Preliminary Plan  
☐ Final Plat/Plat of Easement/RE Plat  
☐ Final Constr Plans (RDS)  
☐ Final Development Plan  
☐ Site Development Plan  
☐ Landscape Plan/Supplemental Plan  
☐ Grading Plan  
☐ House Type Revision/Walk-Thru Red-Line  
☐ Water and Sewer Plan

**Supplemental Documents**

☐ Wetlands Report  
☐ Soils/Topo Map/Drain Area Map  
☐ FSD/FCP/Worksheet and Application  
☐ Declaration of Intent (Forest Cons)  
☐ Drainage and/or Computation/Pond Safety Comps  
☐ Preliminary Road Profiles  
☐ APFO Roads Test/Mitigation Plan/Traffic Study  
☐ Noise Study  
☐ Sight Distance Analysis/Speed Flow Study  
☐ Floodplain Study  
☐ Stormwater Management Comps/Geo-Tech Report  
☐ Industrial Waste Survey (DPW)  
☐ Road Poster Form Letter  
☐ Response Letter  
☐ Perc Plat  
☐ Scenic Road Exhibits  
☐ Deeds  
☐ Photographs  
☐ Retaining Wall Comps/Details  
☐ Poster/Community or HDC Meeting Information  
☐ Route 1 Details/Summary

**Applications**

☒ Waiver Petition Applic/Exhibit  
☐ Planning Board Application  
☐ ASDP/CSDP Application  
☐ DED Application/Checklist  
☐ DED Fee Receipt/Deeds/Cost Estimate

\* SEE S-05-08, P-06-015,  
 WP-07-36 \*

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

☐ Recorded On 1/10/07

**COMMENTS:**

No objections - still awaiting well & septic abandonment docs

SRC/Comments Due By: 2/1/07

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

DPZ STAFF INITIALS B

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

Date Submitted/Accepted 1/10/07 DPZ File Number WP-07-072

**I. Site Description**

Subdivision Name/Property Identification: Riverdale / TM parcels 44, 116, and 258  
Location of property: 6700 Cedar Lane Columbia, MD 21045  
(Street Address and/or Road Name)

<u>Single Family Residence</u> (Existing Use)	<u>SFA and Multi-Family Building</u> (Proposed Use)		
<u>35 + 41</u> (Tax Map No.)	<u>23</u> (Grid/Block No.)	<u>44, 116 and 258</u> (Parcel No.)	<u>5th</u> (Election District)
<u>RSA-8, POR</u> (Zoning District)		<u>29.32 AC.</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.)

<u>Sketch Plan Approved</u>	<u>S-05-08</u>
<u>Preliminary Plan Approved</u>	<u>P-06-015</u>
<u>Waiver Petition Approved</u>	<u>WP-07-036</u>

**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>16.144. (g)(1)(i)</u>	<u>Miss milestone for preliminary plan submission:</u> <u>... a project which misses the deadline for preliminary</u> <u>plan submission shall be voided...</u>
2. _____	_____
3. <u>16.1106 (a)(1)</u>	<u>milestones are designed to assist in the process</u> <u>of planning for adequate public (Facilities) and</u> <u>to ensure that housing unit allocations are</u> <u>utilized.</u>
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.

Attached.

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,
	<u>NA</u> Not Applicable	Justification Attached

- \_\_\_ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- \_\_\_ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- \_\_\_ 3. North arrow and scale of plan.
- \_\_\_ 4. Location, extent, boundary lines and area of any proposed lots.
- \_\_\_ 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.
- \_\_\_ 6. Delineation of building setback lines.
- \_\_\_ 7. Delineation of all existing public road and/or proposed street systems.
- \_\_\_ 8. Identification and location of all easements.
- \_\_\_ 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.
- \_\_\_ 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.
- \_\_\_ 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, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- \_\_\_ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- \_\_\_ 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).
- \_\_\_ 14. Submit 2 sets of photographs for all existing on-site structures.
- \_\_\_ 15. Identify the location of any existing wells and/or private septic systems.

N/A 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.

N/A 17. **Property Deeds** - Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

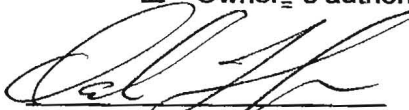
VI. **Fees**

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)

9 Jan. '07  
(Date)

  
(Signature of Petition Preparer) \*

1/9/07  
(Date)

Coate Investment Properties, LLC  
(Name of Property Owner)

Dale Thompson Builders, Inc.  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

Dale Thompson Builders, Inc.  
(Address)

6300 Woodside Ct.  
(Address)

Sole Member  
(City, State, Zip Code)

Columbia, MD 21046  
(City, State, Zip Code)

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

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

410-995-6736 410-381-8747  
(Telephone) (Fax)

410-995-6736 410-381-8747  
(Telephone) (Fax)

Contact Person: Traci Thompson

Contact Person: Traci Thompson

### III. Justification

b. As background, a previous time extension to the Preliminary Plan submission deadline was granted (WP-07-036) due to our necessity to change the engineering firm performing the technical work effort of this project. Since then, Dave Woessner has taken over as project engineer and design changes have been introduced that will require more time to prepare the next submission, but will ultimately result in an improved design. We wish to request that you grant us an extension to the existing March 16, 2007 deadline because **it will allow the intent of the regulations to be served to a greater extent** as we are confident that more design time will result in a better design of the project.

Improvements to the design include the introduction of Traditional Neighborhood Design, elimination of the RSA-8 apartment buildings and an innovative flats-in-townhouse MIHU concept. Additionally, we have been working closely with the County Executive to incorporate the concept of 'green building design' into this project.

On Tuesday, December 5, 2006 a meeting was held between Marcia McLaughlin, Cindy Hamilton, Jeff Bronow and representatives of Dale Thompson Builders to discuss this issue and review the TND concept layout. At this meeting the following procedure was verbally agreed upon:

A two month extension to the approaching APFO deadline is approvable. The method in which this extension would be implemented is that we will prepare a Preliminary Equivalent Sketch Plan. At the time this plan achieves Technically Complete status, it will supplant the existing signed Sketch Plan without any loss of allocations.

c/d. The approval of this waiver will **not nullify the intent of the regulations** because the housing allocation units that we have been awarded will be utilized, we are simply requesting that this occur at a later date than originally intended. Furthermore, this is **not detrimental to the public interest** because, at the present time, the supply of housing allocation units amply supports the demand. This is evidenced in the most recent Housing Unit Allocations by Planning Area chart dated January 3, 2007, which shows 541 remaining allocations in the Columbia Planning Area.



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive + Ellicott City, Maryland 21043 + 410-313-2350

Marsha S. McLaughlin, Director

[www.co.ho.md.us](http://www.co.ho.md.us)

FAX 410-313-3467

TDD 410-313-2323

November 16, 2006

Coate Investment Properties, LLC/  
Dale Thompson Builders, Inc.  
6300 Woodside Court  
Columbia, MD 21046

RE: WP-07-036, Riverdale (P-06-015)

Dear Mr. Thompson:

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 16.144(h)(2) to permit a 120 day extension to the deadline date of 10/23/06 to submit the revised plans and information required by our previous revision letter of 09/08/06.

Approval is subject to the following conditions:

1. The revised plans and information requested by our previous revision letter of 09/08/06 shall be submitted within 120 days of the date of this letter, **on or before 03/16/07**.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date in a detailed note on sheet 1 of related plan, P-06-015. This requested waiver will remain valid for as long as preliminary plan, P-06-015, remains in active processing.

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

Sincerely,

Cindy Hamilton, Chief  
Division of Land Development

CH/MA

cc: Research  
DED  
P-06-015  
American Land Engineering

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 \_\_\_\_\_
- b. Required number of plans and applications are provided \_\_\_\_\_  
    \_\_\_\_ Plans (14 sets on County Road or  
    \_\_\_\_ Applications 18 sets on State Road)
- c. Supplemental Information is provided \_\_\_\_\_
- d. Certification of pre-submission HDC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory \_\_\_\_\_
- e. Photographs of existing structures (for Historic Preservation Review) \_\_\_\_\_
- f. MAA Approval Letter (if applicable) \_\_\_\_\_
- g. Written summary of Route 1 manual compliance (if applicable) \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of waivers requested \_\_\_\_\_
- \* Base Fee for first two waiver sections (\$450) \_\_\_\_\_
- Fee for each additional waiver section (\_\_\_\_ additional waivers x \$50 each) \_\_\_\_\_
- \* (Maximum fee of \$350 for Agricultural Preservation parcels)

**TOTAL** \_\_\_\_\_

- 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 \_\_\_\_\_  
\_\_\_\_\_

Date: 1/25/05

Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Return Comments by 2/14/05 to Public Service and Zoning Administration

Applicant: Coate Properties, LLC

Applicant's Address: 6300 Woodside Court, Columbia MD 21045

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: Variance to allow reduction of the use setback from required 30' to 0'  
for parking for office use.

\*\*\*\*\*

\_\_\_\_\_ Department of Education  
 \_\_\_\_\_ Bureau of Environmental Health  
 \_\_\_\_\_ Development Engineering Division  
 \_\_\_\_\_ Department of Inspections, Licenses and Permits  
 \_\_\_\_\_ Department of Recreation and Parks  
 \_\_\_\_\_ Department of Fire and Rescue Services  
 \_\_\_\_\_ State Highway Administration  
 \_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.  
 \_\_\_\_\_ James Irvin, Department of Public Works  
 \_\_\_\_\_ MD Dept. of Human Resources, Janice Burris  
 \_\_\_\_\_ (Child Day Care)  
 \_\_\_\_\_ Office on Aging, Betty Totaro (senior assisted living)  
 \_\_\_\_\_ Police Dept., Animal Control, Brenda Purvis, (kennels)  
 \_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)  
 \_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted  
 \_\_\_\_\_ Adult Housing)

No comment

  
SIGNATURE

## HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 12/20/04DPZ File No. 88-05-008

## Department of Planning and Zoning

1 Transportation Planning  
1 Historic Preservation  
1 Public Service and Zoning Administration  
1 Research  
 \_\_\_\_\_ Address Coordinator

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

## Agencies

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

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

RE: Riverdale

ENCLOSED FOR YOUR → \_\_\_\_\_ Signature Approval  
 THE ENCLOSED → \_\_\_\_\_ Original

\_\_\_\_\_ Review & Comments \_\_\_\_\_ Files  
 \_\_\_\_\_ Pre-Packaged Plan Set

## Plans

25 Sketch Plan 4 # of Sheets  
 \_\_\_\_\_ Prel Equiv Sketch Plan  
 \_\_\_\_\_ Preliminary Plan  
 \_\_\_\_\_ Final Plat/Plat of Easement/RE Plat  
 \_\_\_\_\_ Final Constr Plans (RDS)  
 \_\_\_\_\_ Final Development Plan  
 \_\_\_\_\_ Site Development Plan  
 \_\_\_\_\_ Landscape Plan/Supplemental Plan  
 \_\_\_\_\_ Grading Plan  
 \_\_\_\_\_ House Type Revision/Walk-Thru Red-Line  
 \_\_\_\_\_ Water and Sewer Plan

## Applications

\_\_\_\_\_ Waiver Petition Applic/Exhibit  
 \_\_\_\_\_ Planning Board Application  
 \_\_\_\_\_ ASDP/CSDP Application  
 \_\_\_\_\_ DED Application/Checklist  
 \_\_\_\_\_ DED Fee Receipt/Deeds/Cost Estimate

## Supplemental Documents

2 Wetlands Report OLD, DED, SCD  
4 Soils/Topo Map/Drain Area Map OLD, DED, SCD  
4 FSD/FCP/Worksheet and Application OLD, SCD  
 \_\_\_\_\_ Declaration of Intent (Forest Cons) 1 REP  
 \_\_\_\_\_ Drainage and/or Computation/Pond Safety Comps  
 \_\_\_\_\_ Preliminary Road Profiles OLD, 30 DED, 45 HA  
7 APFO Roads Test/Mitigation Plan/Traffic Study 1 TRAFF  
 \_\_\_\_\_ Noise Study  
 \_\_\_\_\_ Sight Distance Analysis/Speed Flow Study  
 \_\_\_\_\_ Floodplain Study  
1 Stormwater Management Comps/Geo-Tech Report DED  
 \_\_\_\_\_ Industrial Waste Survey (DPW)  
 \_\_\_\_\_ Road Poster Form Letter  
 \_\_\_\_\_ Response Letter  
 \_\_\_\_\_ Perc Plat  
 \_\_\_\_\_ Scenic Road Exhibits  
2 Deeds DED, DED, HIR  
2 Photographs  
 \_\_\_\_\_ Retaining Wall Comps/Details  
 \_\_\_\_\_ Poster/Community or HDC Meeting Information  
 \_\_\_\_\_ Route 1 Details/Summary

WAS: ✓ Received \_\_\_\_\_ Tentatively Approved  
 \_\_\_\_\_ Received and Revised \_\_\_\_\_ Approved

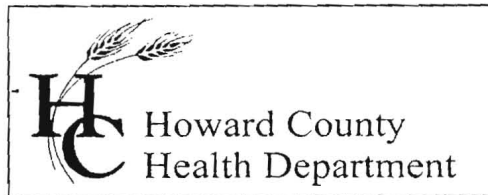
Recorded  
 On 12/20/04

COMMENTS: \_\_\_\_\_

SRC/Comments Due By: 1/30/05

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

DPZ STAFF INITIALS JU



7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

---

Penny E. Borenstein, M.D., M.P.H., Health Officer

January 18, 2005

MEMORANDUM

TO: Cindy Hamilton  
Div. of Land Development

FROM: Stuart Oster, R.S.  
Well and Septic Program

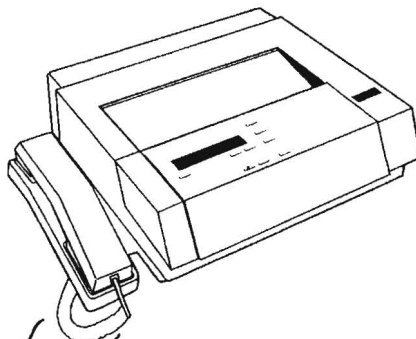
RE: File Number: S-05-008  
Title: Riverdale

No Health Dept records are available for these parcels. Tax records indicate that Parcel 116 was built in 1967 and from a site visit has a well in the front and septic in the back of the house. Parcel 258 was built in 1984. Both existing structures are still **not** connected to public utilities. Well and septic system(s) remain. Submittal of documentation of locations of existing well and septic systems will be required prior next submittal. Engineer to submit suitable schedule for proper abandonment/sealing of the well/septic system(s) that once served any structures. Also, Health Dept. review of the future demolition application is required.

File

*Penny E. Borenstein, M.D., M.P.H., Health Officer*

**F A X**



Date

2/3/05

To

David Dows

Department

FAX #

(301) 306-3092

From

Stuart Oster

Telephone

(410) 313-1771

FAX (410) 313-2648

# Of Pages

2

(including cover page)

Comments

**CONFIDENTIALITY NOTICE**

**"WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEPHONIC  
COMMUNICATION COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW"**

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## Information

RecordID	84859
PremiseNo	6701
PremiseAddress1	6701 CEDAR LN
PremiseAddress2	COLUMBIA, MD 21044
AccountID	1405346436
OccupiedBy	D
OwnerName1	COATE MALCOLM M TRUSTEE
OwnerName2	COATE ANNA F TRUSTEE
OwnerAddress1	6700 CEDAR LN
OwnerAddress2	COLUMBIA MD 21044
LegalDescript1	IMPS25.77 A
LegalDescript2	6701 CEDAR LN
DeedLiber	02771
DeedFolio	0672
Subdivision	0000
Plat	
Section	
Block	
Lot	
Map	35
Grid	23
Parcel	116
MapParcelLot	M35P116L
ExemptionClass	NOT EXTRACTED Taxable Property
Acres	25.77
StructureGrade	average
ConstructionType	brick
Stories	1 1/2 story with basement
DwellingType	standard single family unit 1, 2 or 3 story
YearBuilt	1967
BuildingSquareFeet	1850
SalesTransNo	929004
GrantorName	COATE MALCOLM M WF
GrantorLiber	00258
GrantorFolio	0023
TransferDate	19921223
SalePrice	0
LandValue	60640
ImprovementValue	161710
TotalValue	222350
AllOwners	COATE MALCOLM M TRUSTEE / COATE ANNA F TRUSTEE

[Click here for a plain text ADA compliant screen.](#)



**Maryland Department of Assessments and Taxation  
HOWARD COUNTY  
Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[Ground Rent](#)

**Account Identifier:** District - 05 Account Number - 362997

**Owner Information**

**Owner Name:** PETERS LARRY L & WF

**Use:** RESIDENTIAL

**Principal Residence:** YES

**Mailing Address:** 6741 CEDAR LN  
COLUMBIA MD 21044-4040

**Deed Reference:** 1) / 508/ 1  
2)

**Location & Structure Information**

**Premises Address**

6740 CEDAR LN  
COLUMBIA 21044

**Legal Description**

1.476 A  
6740 CEDAR LN  
CLARKSVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
35	23	258						81	Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class	NO A/V, NO M/P, METRO FIRE TAX					
Primary Structure Built			Enclosed Area		Property Land Area		County Use		
0000					1.47 AC				
Stories		Basement		Type				Exterior	
2 1/2		YES		STANDARD UNIT				FRAME	

**Value Information**

	Base Value	Value As Of	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2005	07/01/2004	07/01/2005
<b>Land:</b>	113,050	274,700		
<b>Improvements:</b>	317,580	348,100		
<b>Total:</b>	430,630	622,800	430,630	494,686
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments</b>	<b>Class</b>	07/01/2004	07/01/2005
<b>County</b>	000	0	0
<b>State</b>	000	0	0
<b>Municipal</b>	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*

## FAST TRACK PLAN

DataBase No. \_\_\_\_\_

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land DevelopmentDATE: 7/13/07DPZ File No. SP-08-002

## 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

- 3  
☐ Tax Assessment  
☐ Verizon  
☐ BGE  
☐ Cable TV  
☐ Police  
☐ MTA  
☐ Finance  
☐ DPW, Real Estate Services  
☐ DPW, Construction and Inspection  
☐ DPW, Bureau of Utilities

RE: Riverdale

ENCLOSED FOR YOUR → ☐ Signature Approval  
THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files  
☒ Pre-Packaged Plan Set

## Plans

- AT  
☐ Sketch Plan  
☐ Prel Equiv Sketch Plan  
☐ Preliminary Plan  
☐ Final Plat/Plat of Easement/RE Plat  
☐ Final Constr Plans (RDS)  
☐ Final Development Plan  
☐ Site Development Plan  
☐ Landscape Plan/Supplemental Plan  
☐ Grading Plan  
☐ House Type Revision/Walk-Thru Red-Line  
☐ Water and Sewer Plan

## # of Sheets

5

## Supplemental Documents

- ☐ Wetlands Report  
☐ Soils/Topo Map/Drain Area Map  
☐ FSD/FCP/Worksheet and Application  
☐ Declaration of Intent (Forest Cons)  
☐ Drainage and/or Computation/Pond Safety Comps  
☐ Preliminary Road Profiles  
☒ APFO Roads Test/Mitigation Plan/Traffic Study  
☐ Noise Study  
☐ Sight Distance Analysis/Speed Flow Study  
☐ Floodplain Study  
☒ Stormwater Management Comps/Geo-Tech Report  
☐ Industrial Waste Survey (DPW)  
☐ Road Poster Form Letter  
☐ Response Letter  
☐ Perc Plat  
☐ Scenic Road Exhibits  
☐ Deeds  
☐ Photographs  
☐ Retaining Wall Comps/Details  
☐ Poster/Community or HDC Meeting Information  
☐ Route 1 Details/Summary

## Applications

- ☐ Waiver Petition Applic/Exhibit  
☐ Planning Board Application  
☐ ASDP/CSDP Application  
☐ DED Application/Checklist  
☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

On 7/13/07

COMMENTS: Waiting well & septic  
goodman & docs for parcel 116SRC/Comments Due By: 8/16/07  
8/13/07

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

DPZ STAFF INITIALS JW



Howard County  
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046

(410) 313-2640

Fax (410) 313-2648

TDD (410) 313-2323

Toll Free 1-866-313-6300

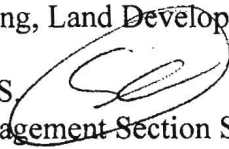
website: [www.hchealth.org](http://www.hchealth.org)

---

Penny E. Borenstein, M.D., M.P.H., Health Officer

**MEMORANDUM**

TO: Cindy Hamilton, Planning Manager  
Planning and Zoning, Land Development

FROM: Stuart F. Oster, R.S.   
Groundwater Management Section Supervisor  
Well and Septic Program

DATE: May 19, 2006

RE: File Number: P-06-015  
Title: Riverdale  
Map 35, Grid 23, Parcels 116 & 258

---

The Health Department is still awaiting well and septic system abandonment documentation on Parcel 116. Documentation of proper abandonment/sealing of the well (by a licensed well driller) and the septic system should be completed prior to submission of originals for signature and demolition application.

C: File

DataBase No.

DATE: 5/5/06

DPZ File No. F-06-15

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

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

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

	Tax Assessment
<u>2</u>	Verizon
<u>2</u>	BGE
	Cable TV
	Police
	MTA
	Finance
	DPW, Real Estate Services
	DPW, Construction and Inspection
	DPW, Bureau of Utilities

RE: KIVERDALE

ENCLOSED FOR YOUR → \_\_\_\_\_ Signature Approval  
THE ENCLOSED → \_\_\_\_\_ Original

☒ Review & Comments ☐ Files

## # of Sheets

\_\_\_\_\_ Sketch Plan  
 \_\_\_\_\_ Prel Equiv Sketch Plan  
 \_\_\_\_\_ 24 Preliminary Plan  
 \_\_\_\_\_ Final Plat/Plat of Easement/RE Plat  
 \_\_\_\_\_ Final Constr Plans (RDS)  
 \_\_\_\_\_ Final Development Plan  
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## Supplemental Documents

	Wetlands Report
4	Soils/Topo Map/Drain Area Map
	FSD/FCP/Worksheet and Application
	Declaration of Intent (Forest Cons)
	Drainage and/or Computation/Pond Safety Comps
9	Preliminary Road Profiles
	APFO Roads Test/Mitigation Plan/Traffic Study
4	Noise Study
4	Sight Distance Analysis/Speed Flow Study
	Floodplain Study
5	Stormwater Management Comps/Geo-Tech Report
	Industrial Waste Survey (DPW)
	Road Poster Form Letter
	Response Letter
	Perc Plat
	Scenic Road Exhibits
	Deeds
	Photographs
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☐ Waiver Petition Applic/Exhibit  
☐ Planning Board Application  
☐ ASDP/CSDP Application  
☒ DED Application/Checklist  
☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

On \_\_\_\_\_ Recorded 5/5/06

COMMENTS: \_\_\_\_\_

SRC/Comments Due By: 10/1/06

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

DPZ STAFF INITIALS 

## FAST TRACK PLAN

DataBase No. \_\_\_\_\_

## HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 10-11-06DPZ File No. WP-07-036

## 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

(P-06-015)

## 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  
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☐ MTA  
☐ Finance  
☐ DPW, Real Estate Services  
☐ DPW, Construction and Inspection  
☐ DPW, Bureau of Utilities

RE: Riverdale

ENCLOSED FOR YOUR → ☐ Signature Approval  
THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files  
☐ Pre-Packaged Plan Set

## Plans # of Sheets

☐ Sketch Plan  
☐ Prel Equiv Sketch Plan  
☐ Preliminary Plan  
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## Applications

☒ Waiver Petition Applic/Exhibit  
☐ Planning Board Application  
☐ ASDP/CSDP Application  
☒ DED Application/Checklist  
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☐ Deeds  
☐ Photographs  
☐ Retaining Wall Comps/Details  
☐ Poster/Community or HDC Meeting Information  
☐ Route 1 Details/Summary

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

Recorded  
On 10-11-06

COMMENTS: \_\_\_\_\_

SRC/Comments Due By: 11-2-06

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

DPZ STAFF INITIALS myd

Howard County Department of Planning and Zoning  
Division of Land Development

# WAIVER PETITION APPLICATION

*WP07-036*

Date Submitted/Accepted October 11, 2006 DPZ File Number P-06-015

I. **Site Description**

Subdivision Name/Property Identification: Riverdale/ TM Parcels 44,116, and 258

Location of property: 6700 Cedar Lane, Columbia, MD 21045  
(Street Address and/or Road Name)

Single Family Residential  
(Existing Use)

SFA and Multi-family Building  
(Proposed Use)

35 & 41  
(Tax Map No.)

23  
(Grid/Block No.)

44, 116, 258  
(Parcel No.)

5th  
(Election District)

RSA 8  
(Zoning District)

29.32 acres  
(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.)

Sketch Plan Approved S-05-08  
Preliminary Plan Submitted P-06-015

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>16.144.(h) (2)</u>	<u>If additional information (to P plan)</u> <u>is needed....the Developer shall provide</u>
2. _____	<u>the information within 45 days</u>
3. _____	_____
4. _____	_____
5. _____	_____



## 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,
	<u>NA</u>	Not Applicable		Justification Attached

- \_\_\_ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- \_\_\_ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- \_\_\_ 3. North arrow and scale of plan.
- \_\_\_ 4. Location, extent, boundary lines and area of any proposed lots.
- \_\_\_ 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.
- \_\_\_ 6. Delineation of building setback lines.
- \_\_\_ 7. Delineation of all existing public road and/or proposed street systems.
- \_\_\_ 8. Identification and location of all easements.
- \_\_\_ 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.
- \_\_\_ 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.
- \_\_\_ 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, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- \_\_\_ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- \_\_\_ 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).
- \_\_\_ 14. Submit 2 sets of photographs for all existing on-site structures.
- \_\_\_ 15. Identify the location of any existing wells and/or private septic systems.

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.

17. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

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 \*

 11 Oct '06  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)

 11 Oct '06  
(Signature of Petition Preparer) \* (Date)

Coate Investment Properties, LLC

(Name of Property Owner)

Dale Thompson Builders, Inc.

(Address)

Sole Member

(City, State, Zip Code)

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

410-995-6736

(Telephone)

(Fax)

Contact Person: Traci Thompson

Dale Thompson Builders, Inc.

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

6300 Woodside Court

(Address)

Columbia, MD 21046

(City, State, Zip Code)

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

(Telephone)

(Fax)

Contact Person: Traci Thompson

**ATTACHMENT TO**

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

**WAIVER PETITION APPLICATION**

It has become necessary to change the engineering firm performing the technical work effort for the Riverdale Project. The Project is currently sketch plan technically complete and the preliminary plan and first re-submission have been made. This necessity to change engineers revealed itself on the week of October 6, 2006, therefore, creating an extraordinary hardship to meet the prescribed deadline of October 23, 2006.

The granting of this request will allow the intent of the regulations to be served to a greater extent as we verifiably believe that this action will result in fewer resubmissions of the preliminary plan, final plan, and SDP plan. Fewer reviews will result in less government staff time for review and comment which will be helpful to the public interest. The approval of this waiver will not nullify but instead enhance the intent of the regulations to require developers to move smooth and efficiently through the subdivision and development process in a timely manner.

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Maryland Department of Assessments and Taxation  
HOWARD COUNTY  
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Account Identifier: District - 05 Account Number - 346436

#### Owner Information

**Owner Name:** COATE PROPERTIES LLC  
C/O MALCOLM M COATES TRUSTEE  
**Use:** RESIDENTIAL  
**Mailing Address:** 6700 CEDAR LN  
COLUMBIA MD 21044-4040  
**Principal Residence:** NO  
**Deed Reference:** 1) / 8336/ 312  
2)

#### Location & Structure Information

**Premises Address**  
CEDAR LN  
COLUMBIA 21044

**Legal Description**  
25.27 A  
CEDAR LN  
COLUMBIA

6701

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
35	23	116				666		81	Plat Ref:

**Special Tax Areas** Town Ad Valorem Tax Class NO A/V, NO M/P, RURAL FIRE TAX

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		25.27 AC	

Stories	Basement	Type	Exterior

#### Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	2,527,000	7,581,000		
Improvements:	0	0		
Total:	2,527,000	7,581,000	2,527,000	4,211,666
Preferential Land:	0	0	0	0

#### Transfer Information

<b>Seller:</b> COATE INVESTMENT PROPERTIES LLC	<b>Date:</b> 05/19/2004	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> / 8336/ 312	<b>Deed2:</b>
<b>Seller:</b> COATE MALCOLM M	<b>Date:</b> 12/22/2003	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> / 7878/ 448	<b>Deed2:</b> / 4177/ 58
<b>Seller:</b> COATE MALCOLM M TRUSTEE	<b>Date:</b> 12/09/2003	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b>	<b>Deed2:</b> / 4177/ 58

#### Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005