

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Hank Oswald, L.E.H.S.
Well & Septic Program
Bureau of Environmental Health

RE: **WP-14-141**

DATE: June 19, 2014

The Health Department has reviewed the above referenced waiver petition and has the following comment.

- The health department does not object to waiving all SDP's. However, the home is served by an onsite septic system. It may also have an onsite well. The health department will not approve any building permits until any well and septic system is properly abandoned.



May 27, 2014

Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

RE: Nelson House
8159 Lark Brown Road, Elkridge
Waiver Petition

Dear Mr. Sheubrooks:

In accordance with Section 16.104 of Howard County's Subdivision and Land Development Regulations, we are requesting a waiver to the requirements stipulated within the following section:

- 1) Section 16.155(a)(1)(ii), which requires that a Site Development Plan (SDP) is required for a change in use.

We are requesting the waiver to allow us to exempt this project from the SDP process.

We are enclosing the following package for your review and approval:

1. Fifteen (15) copies of the completed Waiver Petition Application. The waiver justification is located at the back of each application.
2. Fifteen (15) copies of Waiver Exhibit.
3. One (1) check made payable to the *Director of Finance* for the applicable fee.
4. Two (2) sets of photographs of the existing structure.
5. Two (2) copies of the "No Environmental Features" Letter.
6. Two (2) sets of the deeds for the property.
7. One (1) APFO Roads Analysis
8. Two (2) sets of Free Flow Studies

9. Two (2) Sight Distance Analyses

Thank you for your consideration of this matter. Should you have any questions or comments concerning this matter, please do not hesitate to call.

Very truly yours,

MILDENBERG, BOENDER & ASSOCIATES, INC.



Jeff Sloman, P.E.
Project Manager

Cc: Client
File 14-011

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted _____ DPZ File Number _____

I. Site Description

Subdivision Name/Property Identification: Nelson House
 Location of property: 8159 Lark Brown Road, Elkridge, Maryland 21075
 (Street Address and/or Road Name)

<p>Single-Family Residential (Existing Use)</p> <p><u>37</u> (Tax Map No.)</p> <p><u>19</u> (Grid/Block No.)</p> <p><u>M-1</u> (Zoning District)</p>	<p>Commercial (Tag & Title) Business (Proposed Use)</p> <p><u>383</u> (Parcel No.)</p> <p><u>2nd</u> (Election District)</p> <p><u>0.25 Ac</u> (Total Site Area)</p>
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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.)

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>16.155.(a)(1)(ii)</u>	<u>A Site Development Plan is required for a change in use unless</u> <u>the Department determines that the change in use will disturb less than</u> <u>5,000 sf and will cause no significant alteration to access, parking</u> <u>circulation or drainage.</u>
2. _____	_____ _____ _____
3. _____	_____ _____ _____
4. _____	_____ _____ _____
5. _____	_____ _____ _____

III. *Justification*

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. 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.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.

IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **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 contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division 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.**
- c. **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.

→→→d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan 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 (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 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 15 or 19 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.

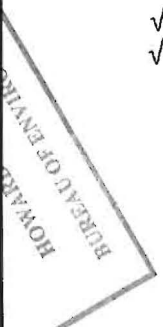
Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

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:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> NA Not Applicable	

- ✓ 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.
- N/A 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.
- ✓ N/A 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).
- N/A 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.
- N/A 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. **Route 40 Design Manual**
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- √ 18. **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.**

N/A 19. Please complete the following:

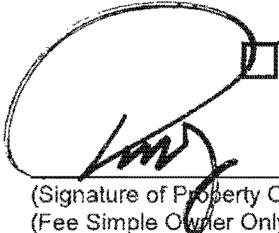
A pre-submission meeting was held with DPZ on _____ with
[date]
_____, if applicable.
[DPZ, Director, DLD Division Chief or other SRC representatives]

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**

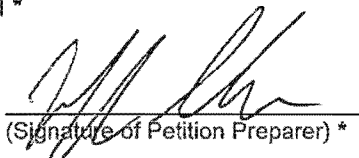
I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and 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 at the time of the submission.**



Owner's authorization attached *

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

5-20-14
(Date)



(Signature of Petition Preparer) *

5/19/14
(Date)

3330 Rogers Avenue, LLC

(Name of Property Owner)

Jeff Sloman, Mildenberg, Boender and Associates, Inc.

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

5300 Dorsey Hall Drive, Suite 102

(Address)

7350-B Grace Drive

(Address)

Ellicott City, Maryland 21042

(City, State, Zip Code)

Columbia, Maryland 21044

(City, State, Zip Code)

E-Mail dreuwer@ldandd.com

E-Mail jsloman@mba-eng.com

(443)367-0422

(Telephone)

(Fax)

(410)997-0296

(Telephone)

410-997-0298

(Fax)

Contact Person: Don Reuwer, Managing Member

Contact Person: Jeff Sloman, 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
- b. Required number of plans and applications are provided.....
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
- c. Supplemental Information is provided
- d. Certification of pre-submission community meeting and summary of community
 comments with dated responses to all meeting attendees within 60 days is provided
 and three week notice given to DPZ and County Council, if applicable
- e. Certification of pre-submission HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory
- f. Photographs of existing structures (for Historic Preservation Review)
- g. MAA Approval Letter (if applicable)
- h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
- i. DAP project design recommendation for Route 1/Route 40 projects

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. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

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 _____

Nelson House Waiver Justification

- A. The site is intended for the use of an independent small office that provides “Tag & Title” services. It’s imperative for this small business to become established in its new location as soon as possible in order to provide a smooth transition and minimize any interruptions to their operations. The building requires renovations for its conversion to a business use. Some site-work will be required; however, this site work is limited to providing handicapped accessible access to the building. The Subdivision and Land Development Regulations require that a change in use requires the submission and approval of a Site Development Plan (SDP) unless the Department of Planning and Zoning determines that the project will disturb less than 5,000 square feet and does not significantly later the parking, access, and circulation.

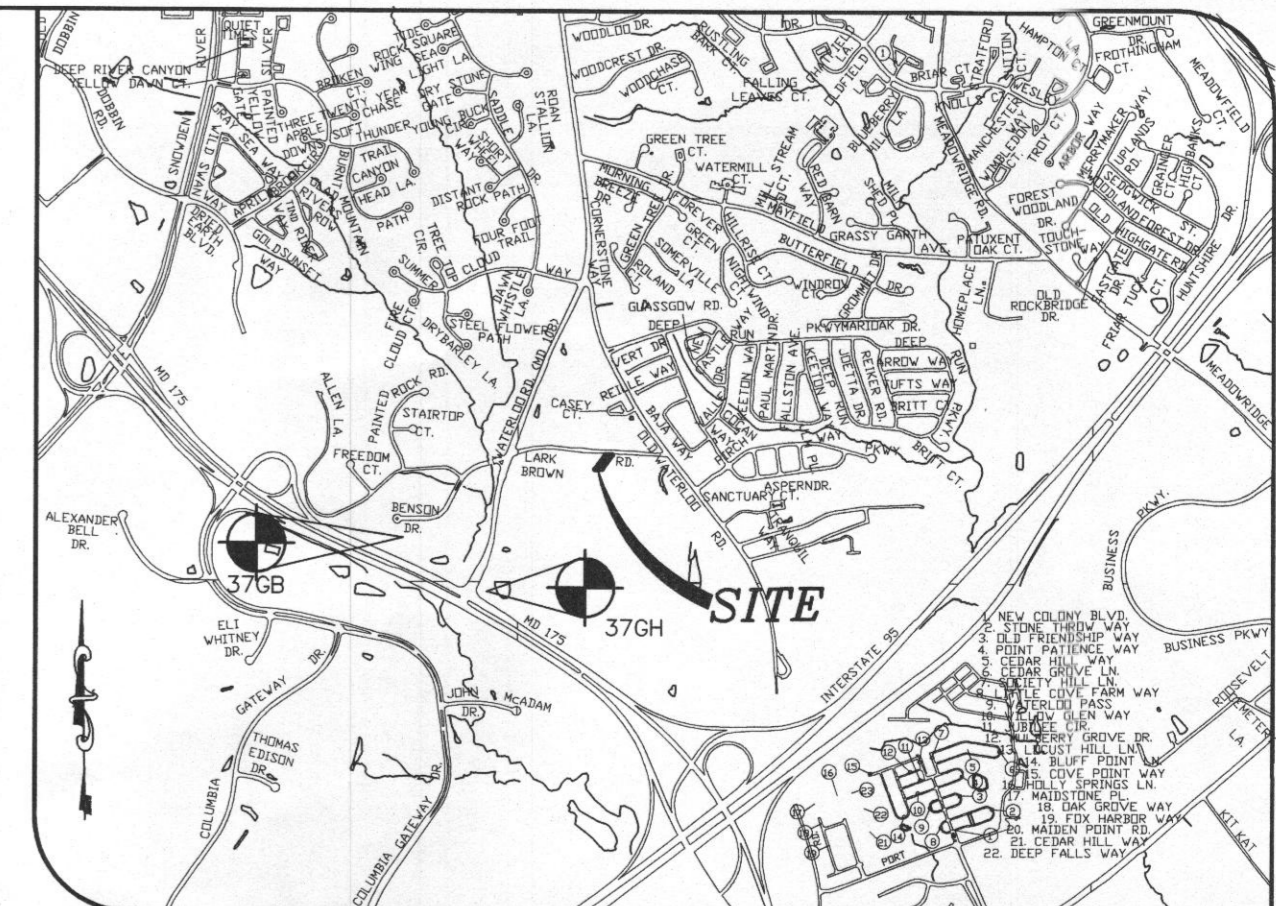
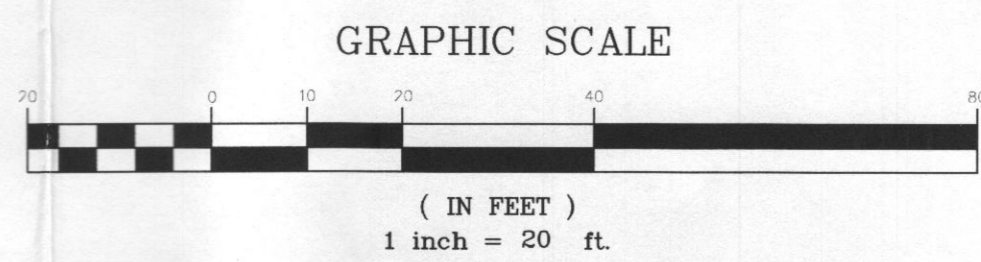
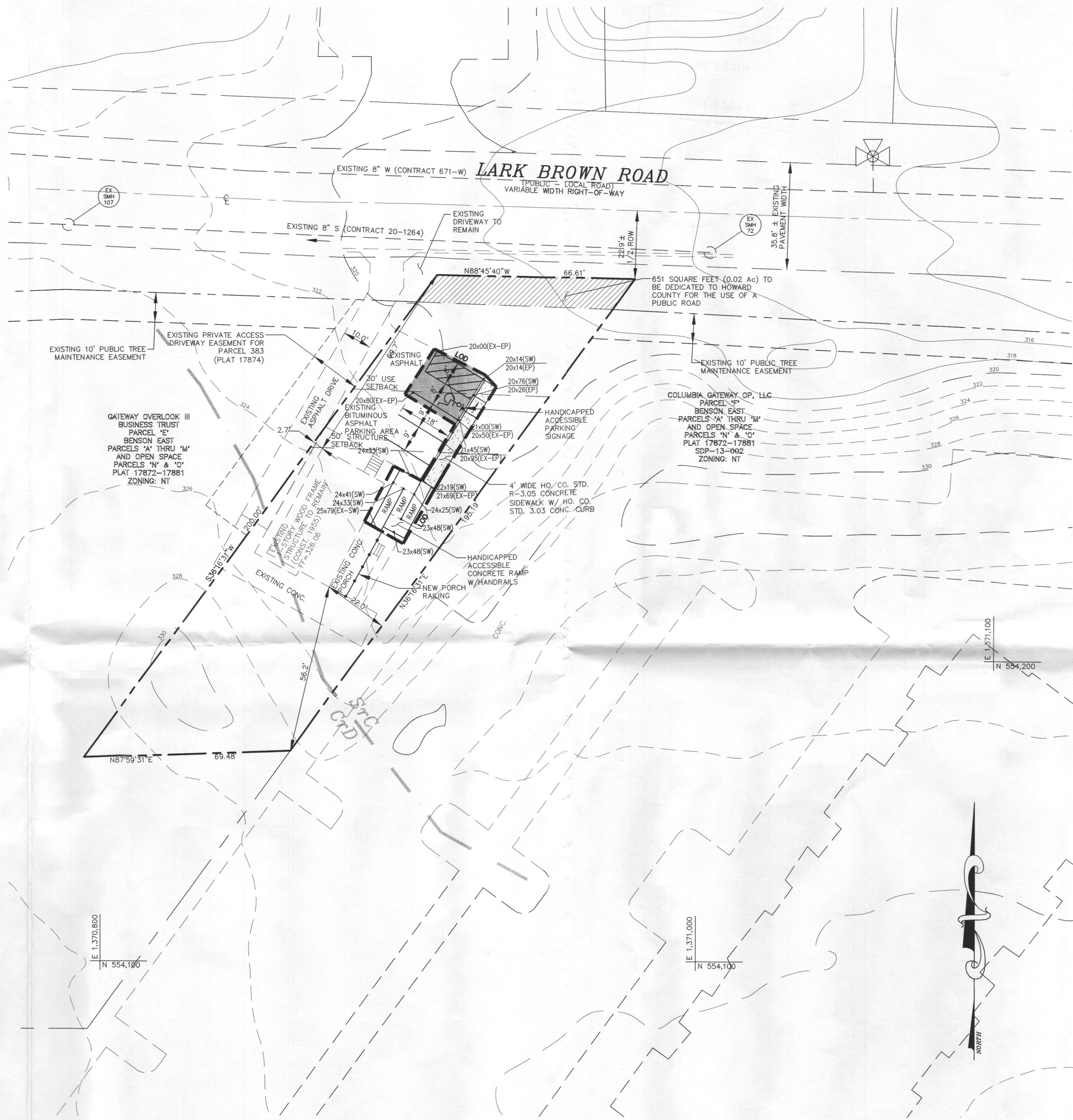
The requirement of the submission of a SDP would cause a significant delay for the review of the building remodeling plans as well as the start of construction, which will have the potential to cause significant negative economic impacts to the business.

- B. Normally, an alternative to submitting a standard SDP for review and approval would be to submit the proposed project through the County’s “Red-line” process. However, since no SDP was ever submitted for the existing use, this process is not available. Due to the minor nature of the proposed improvements, the intent of the regulations would be better served through the review of the attached Waiver Exhibit, than review of a standard SDP as it would save the Department of Planning and Zoning undue time and effort. In addition, the existing house was constructed in 1955, prior to County regulations.
- C. Approval of this waiver petition will not be detrimental to the public interest. The proposed project will not increase the size of the building footprint or the gross square footage. The minor site improvements will be restricted to what is required to provide handicapped accessible access to the proposed building. Since the amount of this disturbance will be less than 5,000 square feet, no stormwater management will be required. The new use will utilize the existing access point along Lark Brown Road as the existing house. Per the attached Letter of Findings, the proposed use of 1,000 gross square feet will not generate enough additional traffic to have any adverse impacts on the surrounding roadways and intersections... A sight distance analysis was performed as part of this Waiver Application to ensure that adequate sight distance exists at the existing access point along Lark Brown Road.
- D. The intent of the regulations is to give the County the opportunity to review and approve projects that will incorporate significant changes to an existing site. Approval of this Waiver Application will not nullify the intent of the Regulations because of the following reasons:
- The project is exempt from stormwater management requirements as the proposed limit of disturbance will be less than 5,000 square feet.

- Based on the APFO Roads investigation provided with this application, the project will not adversely impact the surrounding roadways.
- The project has adequate sight distance.
- The project will not have any impacts to the local schools.
- The site construction is limited to what is needed to provide handicapped access to the facility.

F:\2004\14-011 LARK BROWN\DWG\011-EP-APR 2014.DWG

OWNER / DEVELOPER
 3330 ROGERS AVENUE, LLC
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)367-0422



VICINITY MAP
 SCALE: 1"=200'
 ADC MAP: 34 GRID: C5

NOTES:

- SITE ANALYSIS DATA:**
 LOCATION: TAX MAP: 37 GRID: 19 PARCEL: 383
 ELECTION DISTRICT: SECOND
 ZONING: M-1
 TOTAL AREA: 10,777 S.F. / 0.25 AC.±
 LIMIT OF DISTURBED AREA: 853 SF / 0.02 AC.±
 PROPOSED USE FOR SITE: COMMERCIAL (OFFICE)
 EXISTING GROSS FLOOR AREA: 941 GSF
 PROPOSED GROSS FLOOR AREA: 941 GSF
 PROPOSED GROSS FLOOR AREA RATIO: 0.09
 REQUIRED PARKING: (3.3 SP / 1000 SF) = 3 SPACES
 PROVIDED PARKING: 3 SPACES
 DEED REFERENCE: 15055 / 00442
 PREVIOUS DPZ NUMBERS: NONE
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37GB & 37GH
 STA. No. 37GB N 553,452.821 E 1,368,503.169 EL. 325.209
 STA. No. 37GH N 552,861.799 E 1,369,532.680 EL. 283.769
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. IN MAY, 2014.
- ONSITE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES INC. IN MAY, 2014. OFFSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- BASED ON A FIELD VISIT PERFORMED ON APRIL 9, 2014, BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IT WAS DETERMINED THAT NO FOREST STANDS OF 10,000 SQUARE FEET OR LARGER EXIST ONSITE.
- BASED ON A FIELD VISIT PERFORMED ON APRIL 9, 2014, BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IT WAS DETERMINED THAT NO WETLANDS EXIST ONSITE.
- NO AREAS OF 100-YEAR FLOODPLAIN EXIST ONSITE.
- THIS PLAN IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. LIMIT OF DISTURBANCE IS LESS THAN 5,000 S.F. OF NEW DISTURBANCE (460 S.F.)
- THIS SITE QUALIFIES FOR USE OF HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL MEASURES. THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET. HOWARD SOIL CONSERVATION DISTRICT APPROVAL IS NOT REQUIRED.
- BUILDING SETBACKS FROM ADJACENT PROPERTY ZONED "NEW TOWN" ARE NOT SHOWN BECAUSE THE ENTIRE SITE LIES WITHIN THE SETBACK.

LEGEND

- AREA OF EXISTING BITUMINOUS ASPHALT TO BE REMOVED AND REPLACE WITH HO. CO. STD. "P-1" PAVEMENT SECTION OR CONCRETE PAVEMENT.
- AREA OF EXISTING BITUMINOUS ASPHALT TO BE REMOVED.
- 00x00(EX-EP) EXISTING EDGE OF PAVEMENT SPOT GRADE
- 00x00(EX-SW) EXISTING CONCRETE SIDEWALK OR RAMP SPOT GRADE
- 00x00(EP) PROPOSED EDGE OF PAVEMENT SPOT GRADE
- 00x00(SW) PROPOSED CONCRETE SIDEWALK OR RAMP SPOT GRADE
- 320 EXISTING CONTOURS
- SIDEWALK AND CURB TRANSITION TO BE FLUSH WITH PAVEMENT.
- LOD LIMIT OF DISTURBANCE (LOD)

SOILS DESCRIPTION

SYMBOL	HYDROLOGICAL GROUP	DESCRIPTION
CTD	C/A	CROOM AND EYESHORO SOILS, 10 TO 15 PERCENT SLOPE
SPC	B/C	SASSAFRAS AND CROOM SOILS, 5 TO 10 PERCENT SLOPE

Project	14-011	date	APR 2014
Illustration	JLS	engineering	JLS
Scale	1"=20'	approval	MMM

description	revisions	date

NELSON HOUSE
 8159 LARK BROWN ROAD, ELKBRIDGE, MARYLAND 21075
 TAX MAP 37, GRID 19, PARCEL 383
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 WAIVER PETITION EXHIBIT

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Crace Drive, Columbia, Maryland 21044
 (410) 397-0286 Fax: (410) 397-0288 Fax.