

Action Date Between 5/1/2021 and 5/31/2021

File Number	File Name	Date Submitted	Developer	Owner	Location Description	Action	Action Date
WP-21-125	HIGHLAND PROFESSIONAL PARK	5/6/2021		HIGHLAND PROFESSIONAL PARK LLC	SE SIDE CLARKSVILLE PIKE N OF SCAGGSVILLE RD	Approved	5/7/2021
	<u>Description:</u> Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.						
	<u>Mitigation Requirement:</u> No mitigation required.			<u>Reason For Denial:</u>			
WP-21-115	MACALPINE RD STREAM RESTORATION	4/8/2021		HOWARD COUNTY DEPT. OF REC & PARKS	TERMINUS OF MACALPINE RD	Approved	5/3/2021
	<u>Description:</u> Section 16.155(a)(1)(i): Request to waive the site development plan process to temporarily disturb 0.38 acres for a stream restoration project. The alternative compliance exhibit will serve as a substitute to the site development plan.						
	<u>Mitigation Requirement:</u> No mitigation required.			<u>Reason For Denial:</u>			
WP-21-115	MACALPINE RD STREAM RESTORATION	4/8/2021		HOWARD COUNTY DEPT. OF REC & PARKS	TERMINUS OF MACALPINE RD	Approved	5/3/2021
	<u>Description:</u> Section 16.115(c): Request to temporarily disturb 0.38 acres of floodplain for a stream restoration project.						
	<u>Mitigation Requirement:</u> No mitigation required.			<u>Reason For Denial:</u>			
WP-21-128	ROXBURY ROAD SOLAR FACILITY	5/12/2021		HAYLETT	S SIDE OF ROXBURY RD W OF TRIADELPHIA RD	Approved	5/12/2021
	<u>Description:</u> Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.						
	<u>Mitigation Requirement:</u> No mitigation required.			<u>Reason For Denial:</u>			
WP-21-123	BONNIE BRANCH EMERGENCY SEWER PROTECTION & STREAM BANK STABILIZATION	5/4/2021		HOWARD COUNTY DPW, UTILITY DESIGN DIVISION	W SIDE BONNIE BRANCH RD, NW OF 4743 BONNIE BRANCH RD	Approved	5/17/2021
	<u>Description:</u> Section 16.155(a)(1)(i): Request to use the capital project design plans in lieu of a site development plan for an emergency repair to the sewer manhole along Bonnie Branch stream bank.						
	<u>Mitigation Requirement:</u> No mitigation required.			<u>Reason For Denial:</u>			
WP-21-121	WHISKEY BOTTOM NORTH	4/22/2021		WHISKEY BOTTOM S.	S OF HITCHING POST LN	Approved	5/20/2021
	<u>Description:</u> Section 16.116(a)(2)(ii): Request to disturb stream and stream bank buffer to stabilize 161 linear feet of eroding stream bank.						

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Mitigation Requirement: The disturbed areas within the stream buffer shall be replanted at a rate of at least 100 trees per acre.

Reason For Denial:

WP-21-121	WHISKEY BOTTOM NORTH	4/22/2021	WHISKEY BOTTOM S.	S OF HITCHING POST LN	Approved	5/17/2021
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Description: Section 16.115(c): Request to temporarily disturb 3,980 square feet of the floodplain to stabilize an eroding stream bank.

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/20/2021
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Description: Section 16.116(a)(1): Request to disturb wetland and wetland buffer to construct a stream crossing for a mixed-use development (SP-21-001).

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/20/2021
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Description: Section 16.116(a)(2)(ii): Request to disturb stream and stream buffer to remove contaminants and construction debris and construct a stream crossing for a mixed-use development (SP-21-001).

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/20/2021
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Description: Section 16.116(b)(1): Request to grade steep slopes to remove contaminants and construction debris and develop a mixed-use development (SP-21-001).

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/20/2021
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Description: Section 16.1205(a)(3): Request to remove 38 of the 88 on-site specimen trees for a mixed use development (SP-21-001).

Mitigation Requirement: The removal of 38 specimen trees is permitted and requires the planting of 76 native shade trees onsite per Section 16.1216(d) of the Forest Conservation regulations.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/20/2021
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Description: Section 16.1209(b)(2): Request to provide less than 75% of the forest conservation obligation on-site for a mixed-use development (SP-21-001).

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Mitigation Requirement: The on-site forest conservation easement areas must be planted with a mixture of larger stock plantings (1- to 3- gallon and 1- to 2- inch caliper).

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/21/2021
<u>Description:</u> Section 16.115(c)(2): Request to disturb 100-year floodplain for a replacement stream crossing for a mixed-use development (SP-21-001).						

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/21/2021
<u>Description:</u> Section 16.120(b)(4)(iii)(d): Request to allow environmental features associated with the private road stream crossing to be located within a residential lot and not an open space lot to allow access to apartment buildings in a mixed-use development (SP-21-001).						

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-015	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	2/23/2021	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approved	5/21/2021
<u>Description:</u> Section 16.120(c)(4): Request to construct single-family attached lots on 5 separate private roads that exceed 200 feet in length in a mixed-use development (SP-21-001).						

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-131	6620 AMBERTON DR	5/25/2021		AMBERTON DR	Approved	5/25/2021
<u>Description:</u> Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.						

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-119	FAIRMONT WOODS	4/20/2021	COLUMBIA BUILDERS GROUP, LLC	OLD MONTGOMERY RD AT MONTGOMERY RD	Approved	5/27/2021
<u>Description:</u> Section 16.127(c)(4)(i): Request to provide two separate shared driveways, instead of one shared driveway for 4 single-family lots (F-21-035).						

Mitigation Requirement: No mitigation required.

Reason For Denial:

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WP-21-119	FAIRMONT WOODS	4/20/2021	COLUMBIA BUILDERS GROUP, LLC	OLD MONTGOMERY RD AT MONTGOMERY RD	Approved	5/27/2021
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Description: Section 16.127(c)(4)(ii): Request to use the zoning district 50-foot front setback instead of the average of the existing front yard setbacks of the block face for a single-family detached development (F-21-035).

Mitigation Requirement: No mitigation required.

Reason For Denial:

WP-21-119	FAIRMONT WOODS	4/20/2021	COLUMBIA BUILDERS GROUP, LLC	OLD MONTGOMERY RD AT MONTGOMERY RD	Approved	5/27/2021
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Description: Section 16.120(b)(4)(iii)(c): Request to allow wetland buffer on single-family detached lots (F-21-035).

Mitigation Requirement: No mitigation required.

Reason For Denial: