

Action Date Between 8/1/2021 and 8/31/2021

File Number	File Name	Date Submitted	Developer	Owner	Location Description	Action	Action Date
WP-21-138	COLUMBIA HILLS, LOT 2	6/17/2021		KWAK	N SIDE SOUTH LEISURE CT	Approved	8/3/2021

Description: Section 16.115(c)(2): Request to construct a residential deck that is 20'x16' within the 100-year floodplain.

Mitigation Requirement: No mitigation is required.

Reason For Denial:

WP-21-127	BETHANY GLEN - ARAH	5/11/2021	ELM STREET DEVELOPMENT	THE ESTATE OF RUTH L. HARBIN	POSTWICK RD	Denied	8/3/2021
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Description: Section 16.134(a)(1): Request to provide a sidewalk on one side of private road 6 in the Bethany Glen Age-Restricted Adult Housing Development.

Mitigation Requirement:

Reason For Denial: Sidewalk is needed on both sides of private road 6 to promote pedestrian connectivity and allow safe movement.

WP-21-127	BETHANY GLEN - ARAH	5/11/2021	ELM STREET DEVELOPMENT	THE ESTATE OF RUTH L. HARBIN	POSTWICK RD	Approved	8/3/2021
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Description: Section 16.134(a)(1): Request to provide a sidewalk on one side of public road A and private roads 1-5 & 7 in the Bethany Glen Age-Restricted Adult Housing development.

Mitigation Requirement: No mitigation is required.

Reason For Denial:

WP-21-127	BETHANY GLEN - ARAH	5/11/2021	ELM STREET DEVELOPMENT	THE ESTATE OF RUTH L. HARBIN	POSTWICK RD	Approved	8/3/2021
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Description: Section 16.119(f)(1): Request to retain the driveway for the existing house on Lot 155 for ingress/egress to MD Route 99.

Mitigation Requirement: No mitigation is required.

Reason For Denial:

WP-21-127	BETHANY GLEN - ARAH	5/11/2021	ELM STREET DEVELOPMENT	THE ESTATE OF RUTH L. HARBIN	POSTWICK RD	Approved	8/3/2021
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Description: Section 16.120(c)(3) & (4): Request to develop single-family semidetached and single-family attached Lots 1-18, 82-104, 117-154 without public road frontage.

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Mitigation Requirement: No mitigation is required.Reason For Denial:

WP-21-142	WOOD CREEK	6/22/2021	TAYLOR	TERMINUS OF WILD LILAC	Approved	8/3/2021
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Description: Section 16.116(a)(2)(i): Request to construct a 240 SF wooded residential deck addition in the 50-foot stream bank buffer.Mitigation Requirement: No mitigation is required.Reason For Denial:

WP-21-141	SPARROWS LANDING	6/22/2021		MEADOWRIDGE RD EAST OF 95	Approved	8/3/2021
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Description: Section 16.1205(a)(3): Request to remove 2 specimen trees for a proposed single-family detached subdivision (Sparrows Landing).Mitigation Requirement: The removal of 2 specimen trees requires the planting of 4 native shade trees onsite. The trees shall be a minimum of 3" DBH.Reason For Denial:

WP-21-145	PIERCE PROPERTY	6/29/2021	CLARKSVILLE RIDGE PROF CENTER LLC	SCAGGSVILLE RD EAST OF ROSEMONT	Approved	8/11/2021
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Description: Section 16.102(c)(1): Request to subdivide Parcel 277 into a single-family detached development without including Parcel 36.Mitigation Requirement: No mitigation is required.Reason For Denial:

WP-21-143	POTTER'S PLACE	6/29/2021	PORT CAPITAL CENTER OF MARYLAND, LLC	NE SIDE OF PORT CAPITAL DR	Approved	8/12/2021
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Description: Section 16.156(m): Request to extend the deadlines to process SDP-20-004.Mitigation Requirement: No mitigation is required.Reason For Denial:

WP-22-006	BUNDY PROPERTIES	7/15/2021		SE SIED PINDELL SCHOOL RD S OF LOGANBERRY LN	Approved	8/16/2021
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Description: Section 16.1201(v): Request to use the 1.59-acre limit of disturbance as the net tract area for forest conservation calculations.

Mitigation Requirement: No mitigation is required.

Reason For Denial:

WP-22-006	BUNDY PROPERTIES	7/15/2021		SE SIED PINDELL SCHOOL RD S OF LOGANBERRY LN	Approved	8/16/2021
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Description: Section 16.1205(a)(3): Request to remove one specimen tree.

Mitigation Requirement: The removal of one specimen tree will require the planting of two native shade trees on Parcel 286. The trees shall be a minimum of 3" DBH.

Reason For Denial:

WP-22-008	WAVERLY HISTORIC MANSION	7/19/2021	HOWARD COUNTY REC. & PARKS	WAVERLY MANSION DR	Approved	8/23/2021
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Description: Section 16.155(a)(1)(i): Request to waive the site development plan process to erect a 40'x60' seasonal 'Pole and Cable' tent over an existing brick patio at Waverly Mansion.

Mitigation Requirement: No mitigation is required.

Reason For Denial:

WP-22-021	5852 & 5856 RACE ROAD, ELKRIDGE, MARYLAND, 21075	8/25/2021	RACE ROAD 2 LLC	NW SIDE RACE RD OPPOSITE CHURCH AVE	Approved	8/25/2021
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Description: 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 is required.

Reason For Denial:

WP-21-147	SIMPSON OAK TRAIL	6/30/2021	CHESAPEAKE REALTY PARTNERS	NW QUADRANT CEDAR LN & RT 32	Approved	8/27/2021
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Description: Section 16.156(l): Request to extend the deadline date to pay required fees, complete developer's agreements, and post financial security for the Cedar Creek Bridge and Trail site development plan (SDP-19-025)

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Mitigation Requirement: No mitigation is required.Reason For Denial:

WP-21-147	SIMPSON OAK TRAIL	6/30/2021	CHESAPEAKE REALTY PARTNERS	NW QUADRANT CEDAR LN & RT 32	Approved	8/27/2021
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Description: Section 16.156(m): Request to extend the deadline date to submit the site development plan Mylars to the Department of Planning and Zoning for the Cedar Creek Bridge and Trail project (SDP-19-025).

Mitigation Requirement: No mitigation is required.Reason For Denial:

WP-22-003	LUFTI PROPERTY	7/12/2021	ON	E SIDE GUILFORD RD S OF ERIN DR	Denied	8/30/2021
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Description: Section 16.132(a)(3)(ii)(c)(1): Request to waive road construction improvements for the Lutfi Subdivision (F-21-021).

Mitigation Requirement:

Reason For Denial: There is no evidence that the property has any unique characteristics or topography that would prevent the required improvements.

Building the improvements under phase 1 will not impeded/inhibit access to the home that will be constructed under this plan approval. Should these improvements be deferred to a later date, the homeowner of Lot 1 may be denied access to their driveway while the required road improvements were being constructed. This could cause significant complications and puts the installation of the ultimate Guilford roadway condition in jeopardy.

The waiver could impeded future vehicular and pedestrian improvements along the roadway. Sidewalks are necessary for safe pedestrian connection. Installing the road improvements now and paying a fee-in-lieu for sidewalk will allow the County to construct the ultimate sidewalk condition at a later date behind the newly constructed curb and gutter without impacting the future owner's driveway and access. If the curb and gutter improvements were waived, there may be complications limiting/disruption the future homeowner's access which could impede the County's ability to construct the required curb, gutter, and ultimately, the pedestrian sidewalk.