

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-20-038**Submit Date: **2/14/2020**File Name: **WEAVER/DUVALL RESIDENCE**

Developer/Owner:

Location Description: **E SIDE WATERLOO RD AT MONTGOMERY RD**

Description	Status	Status Date
Section 16.156(g)(2): Request to extend the time frame to submit additional information and revised site development plan to the Department of Planning and Zoning (SDP-19-019).	Withdrawn	7/29/2021

Mitigation Requirement:Reason For Denial: The alternative compliance petition was withdrawn by the applicant.

Section 16.1205(a)(3): Request to remove two specimen trees for a single-family detached residence.	Withdrawn	7/29/2021
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Mitigation Requirement:Reason For Denial: The alternative compliance petition was withdrawn by the applicant.

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-20-109**Submit Date: **11/17/2020**File Name: **FAITH HOROWITZ, RICHARD SPEIZMAN & AGLAYA LLC PROPERTY**

Developer/Owner:

Location Description: **NW SIDE PINDELL SCHOOL RD N OF LOGANBERRY LN**

Description	Status	Status Date
Section 16.147: Request to complete a boundary line adjustment through a deed rather than process a technical subdivision plat.	Approved	2/17/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Section 16.120(c)(2): Request to obtain access to a parcel 158D through a use-in-common access easement to Pindell School Road across Parcel 160 instead of obtaining access from the public road frontage onto Maiden Lane.	Approved	2/17/2021
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Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-20-111**Submit Date: **6/2/2020**File Name: **WILSON VILLAGE**

Developer/Owner:

Location Description: **N SIDE OLD FREDERICK RD E OF WOODBINE RD**

Description	Status	Status Date
Section 16.144(r)(3): Request to reactivate the final subdivision plan for a commercial subdivision (F-19-069). The subdivision expired because the developer did not submit additional information and resubmit the subdivision plan within the established 45-day time frame.	Withdrawn	1/27/2021

Mitigation Requirement:Reason For Denial: Application withdrawn by applicant.File Number: **WP-20-116**Submit Date: **5/7/2021**File Name: **GEIER SUBDIVISION**

Developer/Owner:

Location Description: **INTERSECTION OF CHATHAM RD & DUNLOGGIN RD**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.116(a)(1): Request to allow grading within the 25' wetland buffer for the construction of a new single-family detached dwelling and associated improvements on an existing lot (SDP-18-062). Approved 7/15/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-20-123**  
 Submit Date: **5/7/2021**

File Name: **KEIM PROPERTY**  
 Developer/Owner:  
 Location Description: **SOUTH SIDE OF OLD FREDERICK RD (MD RT 99) EAST OF TOBY LN**

Description	Status	Status Date
Section 16.134(a)(1): Request to provide fee-in-lieu of sidewalk connection along Old Frederick Road for the development of single-family detached homes on individual deeded parcels.	Approved	6/24/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: A fee-in-lieu of sidewalk construction must be paid during the site development plan review process.

Reason For Denial:

Section 16.1205(a)(3): Request to remove four specimen trees for the development of single-family detached homes on individual deeded parcels.	Approved	6/24/2021
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Mitigation Requirement: The removal of four specimen trees will require the planting of eight native specimen trees onsite.

Reason For Denial:

File Number: **WP-20-124**  
 Submit Date: **11/30/2020**

File Name: **GARRIAN ACRES**  
 Developer/Owner:  
 Location Description: **MONTGOMERY RD W OF**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove one specimen tree for a residential development.	Approved	1/21/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: A minimum of two, native 3" DBH, shade trees shall be provided as mitigation for the removal of one specimen tree.

Reason For Denial:

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File Number: **WP-21-005**

Submit Date: **1/28/2021**

File Name: **MATTUPALLI PROPERTY**

Developer/Owner:

Location Description: **CENTENNIAL LN AT MAXINE ST**

Description	Status	Status Date
Section 16.120(c)(2)(i): Request to allow Lot 2 to access through the adjoining Centennial Reserve subdivision (F-20-010), instead of from the Mattupalli Property subdivision frontage (F-20-039).	Approved	4/13/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

Section 16.127(c)(4)(i): Request that the infill subdivision allows Lot 2 to receive access from a separate driveway than Lot 1 (F-20-039).	Approved	4/13/2021
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Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-012**

Submit Date: **5/21/2021**

File Name: **TAYLOR PLACE**

Developer/Owner:

Location Description: **COLLEGE AVE NE OF VILLAGE CREST DR**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove specimen trees for the Taylor Highlands and Gatherings at Taylor Place development projects. Approval is to remove 13 of the 16 requested specimen trees.	Approved	7/23/2021

Mitigation Requirement: The applicant must plant a minimum of 26 shade trees with a planting size of 3"+ DBH within the project limits to mitigate the removal of the 13 specimen trees.

The developer shall remove all debris from the intermittent stream channel and buffer in the rear of the existing maintenance building. Riparian plantings may be required to prevent continued erosion within the stream channel.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.1205(a)(3): Request to remove specimen trees for the Taylor Highlands and Gatherings at Taylor Place development projects. Removal of 3 of the 16 trees was denied. Denied 7/23/2021

Mitigation Requirement: N/A

File Number: **WP-21-015**  
 Submit Date: **2/23/2021**

File Name: **ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)**  
 Developer/Owner:  
 Location Description: **SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN**

Description	Status	Status Date
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).	Approved	5/20/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:



Action Date Between 1/1/2021 and 12/31/2021

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).	Approved	5/20/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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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).	Approved	5/20/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.1205(a)(3): Request to remove 38 of the 88 on-site specimen trees for a mixed use development (SP-21-001).	Approved	5/20/2021
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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:

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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).	Approved	5/20/2021
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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:

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Section 16.115(c)(2): Request to disturb 100-year floodplain for a replacement stream crossing for a mixed-use development (SP-21-001).	Approved	5/21/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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Action Date Between 1/1/2021 and 12/31/2021

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). Approved 5/21/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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). Approved 5/21/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: WP-21-020
Submit Date: 9/1/2020

File Name: HOLIDAY HILLS, LOT 37
Developer/Owner:
Location Description: N SIDE VISTA RD E OF NEWBERRY DR

Action Date Between **1/1/2021** and **12/31/2021**

Description	Status	Status Date
Section 16.115 - Request to construct a residential deck and screened-in porch within the defined boundaries of the Howard County floodplain.	Approved	1/19/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-021**  
 Submit Date: **4/1/2021**

File Name: **NORDAU SUBDIVISION**  
 Developer/Owner:  
 Location Description: **MISSION RD N FAWN RD**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove 6 specimen trees for a residential subdivision (F-20-032). This approval is to remove 5 of the 6 specimen trees.	Approved	4/16/2021

Mitigation Requirement: Mitigation of removal of the specimen trees will be provided with planting native trees with a DBH of 3" at a ratio of 2:1

Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**

Section 16.1205(a)(3): Request to remove 6 specimen trees for a residential subdivision (F-20-032). This denial does not allow the removal of 1 of the 6 specimen trees

Denied 4/16/2021

Mitigation Requirement: The applicant's justification identified retention of ST #6 not feasible without the loss of the third lot. The Directors did not find this justification to meet the hardship requirements of the regulations.

Reason For Denial:

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File Number: **WP-21-029**  
 Submit Date: **6/10/2021**

File Name: **QUAKER MILL COURT FLOOD ATTENUATION FACILITY**  
 Developer/Owner:  
 Location Description: **W SIDE ROGERS AVE S OF PATAPSCO RIVER RD**

Description	Status	Status Date
Section 16.1201(v): Request to use the 3.13-acre Limit of Disturbance as the Gross Tract Area for the forest conservation calculations for the Quaker Mill Court Flood Attenuation Facility.	Approved	7/1/2021

Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.1205(a)(3): Request to remove four specimen trees for the Quaker Mill Court Flood Attenuation Facility.	Approved	7/14/2021
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Mitigation Requirement: Removal of the four specimen trees requires planting of 8 native shade trees with a 3" DBH.

Reason For Denial:

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Section 16.155(a)(1)(i): Request to use the capital project design plans in lieu of a site development plan for the Quaker Mill Court Flood Attenuation Facility.	Approved	7/1/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-041**Submit Date: **12/1/2020**File Name: **GATES AT MAPLE LAWN**

Developer/Owner:

Location Description: **SOUTH RT 216 ACROSS FROM MAPLE LAWN**

Description	Status	Status Date
Section 16.1209(b)(2): Request to provide less than the required 75% on-site planting for a proposed residential development.	Approved	2/4/2021

Mitigation Requirement: The on-site forest planting easement areas must be planted with a mixture of larger stock plantings.

Reason For Denial:

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File Number: **WP-21-045**Submit Date: **12/8/2020**File Name: **4456 BONNIE BRANCH RD**

Developer/Owner:

Location Description: **BONNIE BRANCH RD**

Description	Status	Status Date
Section 16.116(a)(2)(ii): Request to renovate a historic home, to replace an existing deck and to construct a parking area within the 75' stream bank buffer.	Approved	2/4/2021

Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation required.Reason For Denial:  

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File Number: **WP-21-046**Submit Date: **2/4/2021**File Name: **PUE & ESPENSHADE PROPERTIES**

Developer/Owner:

Location Description: **N SIDE HALL SHOP RD W OF PLEASANT VIEW DR**

Description	Status	Status Date
Section 16.147(a): Request to adjust a property line between Parcels 513 and 274 and thus transfer 0.4959 acres from Parcel 274 to Parcel 513 by deed instead of by subdivision plat.	Approved	3/16/2021

Mitigation Requirement: No mitigation required.Reason For Denial:  

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File Number: **WP-21-049**Submit Date: **2/24/2021**File Name: **MONTEVIDEO ROAD RELOCATION**

Developer/Owner:



Action Date Between **1/1/2021** and **12/31/2021**Location Description: **SE SIDE WASHINGTON BLVD OPPOSITE PORT CAPITAL DR**

Description	Status	Status Date
Section 16.1201(v): Request to allow the limit of disturbance to serve as the net tract area for calculation the forest conservation obligation for a Capital Project (J-4206-1B) to construct a new alignment of Montevideo Road.	Approved	3/10/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Section 16.1205(a)(3): Request to remove two specimen trees for a Capital Project (J-4206-D) to construct a new alignment of Montevideo Road.	Approved	3/10/2021
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Mitigation Requirement: Mitigate the removal of specimen trees (ST-2 & ST-10) by planting four native shade trees with DBA of 3" within the project area.Reason For Denial:

Section 16.1209(b)(1): Request to waive providing forest conservation easement within on-site sensitive areas for a County Capital (J-4206-1B) to construct a new alignment of Montevideo Road.	Approved	3/10/2021
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Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-051**  
 Submit Date: **11/3/2020**

File Name: **THE VILLAGE AT TOWN SQUARE**  
 Developer/Owner:  
 Location Description: **RESORT RD AT TOWN SQUARE PARKWAY**

Description	Status	Status Date
Section 16.115(c)(2): Request to construct a 10-foot paved pedestrian pathway within 100-year floodplain for the Turf Valley development.	Approved	1/15/2021

Mitigation Requirement: The existing golf cart pathway that does not provide connection between the new pedestrian pathways must be removed and returned to a natural vegetative station.

The existing 12" concrete culver on Parcel 8, adjacent to OS Lot 93 and to the rear of proposed Lots 58-63 must be removed and the natural stream channel must be restored.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.116(a)(2)(i): Request to disturb 3,894 SF of offsite intermittent stream buffer to grade and construct a 10-foot paved pathway for the Turf Valley development. Approved 1/15/2021

Mitigation Requirement: The existing golf cart pathway that does not provide connection between the new pedestrian pathways must be removed and returned to a natural vegetative station. The existing 12" concrete culver on Parcel 8, adjacent to OS Lot 93 and to the rear of proposed Lots 58-63 must be removed and the natural stream channel must be restored.

Reason For Denial:

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File Number: **WP-21-052**  
 Submit Date: **6/21/2021**

File Name: **NALLEY'S LANDING**  
 Developer/Owner:  
 Location Description: **LANDING RD**

Description	Status	Status Date
Section 16.116(a)(2)(i): Request to allow disturbance into the stream bank buffer for construction of a single-family dwelling.	Approved	9/20/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Section 16.1205(a)(3): Request to remove one specimen tree for construction of a single-family dwelling.	Approved	9/20/2021
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Mitigation Requirement: A minimum of two, native 3" DBH shade trees shall be provided as mitigation for the removal of the one specimen tree.

Reason For Denial:

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File Number: **WP-21-058**  
 Submit Date: **12/1/2020**

File Name: **PIPPEN PROPERTY**  
 Developer/Owner:  
 Location Description: **EAST SIDE OF OLD JESSUP RD N OF DORSEY RUN RD**

Description	Status	Status Date
Section 16.156(o)(1)(i): Request to reactive the site development plan (SDP-10-030) for mass grading of a non-residential zoned property.	Approved	2/11/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.1205(a)(3): Request to remove two specimen trees for the construction of a tractor-trailer parking and storage lot. Approved 2/11/2021

Mitigation Requirement: Removal of specimen trees #4 and #5 will require the planting of four native shade trees of Parcel 108-A. The trees shall be a minimum of 3" caliper and shown on the site development plan.

Reason For Denial:

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File Number: **WP-21-059**  
 Submit Date: **12/1/2020**

File Name: **CENTENNIAL PARK**  
 Developer/Owner:  
 Location Description: **INTERSECTION OF ROUTE 108 & CENTENNIAL LN**

Description	Status	Status Date
Section 16.1201(v): Request to the Limit of Disturbance to serve as the Net Tract Area for calculating the Forest Conservation obligation for maintenance improvement project at Centennial Lake.	Approved	1/11/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

Section 16.1205(a)(3): Request to remove one specimen tree for a maintenance improvement project at Centennial Lake.	Approved	1/11/2021
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Mitigation Requirement: The removal of the one specimen tree will be mitigated by planting two native trees with a DBH of 3" in or near the project area.

Reason For Denial:

File Number: **WP-21-064**  
 Submit Date: **12/8/2020**

File Name: **BETHANY GLEN - ARAH**  
 Developer/Owner: **ELM STREET DEVELOPMENT**  
 Location Description: **POSTWICK RD**

Description	Status	Status Date
Section 16.115(c)(2): Request to disturb 100-year floodplain to construct public roads, water and sewer lines, stormwater management facilities and culverts in the proposed Bethany Glen Age Restricted Adult Housing subdivision (SP-21-002)	Approved	2/18/2021

Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.116(a)(1): Request to disturb wetland and wetland buffer to construct public roads, water and sewer lines, stormwater management facilities and culverts in the proposed Bethany Glen Age Restricted Adult Housing subdivision (SP-21-002)..	Approved	2/18/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.116(a)(2): Request to disturb stream and stream bank buffer to construct public roads, water and sewer lines, stormwater management facilities and culverts in the proposed Bethany Glen Age Restricted Adult Housing subdivision (SP-21-002).	Approved	2/18/2021
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Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.1205(a)(3): Request to remove 19 specimen trees for an Age Restrict Adult Housing development (SP-21-002). This approval is to remove 18 of the 19 specimen trees.	Approved	2/18/2021
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Mitigation Requirement: The removal of 18 specimen trees approved will require the planting of 36 native shade trees onsite. The trees shall be a minimum of 3" DBH and shall be bonded along with the developer's agreement.

Reason For Denial:

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Section 16.1205(a)(3): Request to remove 19 specimen trees for an Age Restrict Adult Housing development (SP-21-002). This denial does not allow the removal of 1 of the 19 requested trees.	Denied	2/18/2021
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Mitigation Requirement:

Reason For Denial: Removal of 1 specimen tree is denied. It was determined that there may be opportunity to save ST-41 by relocating and/or adjusting Lots 32 and 33 and include ST-41 as part of Open Space Lot 165 and the forest conservation easement area.



Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-066**Submit Date: **12/10/2020**File Name: **6146 RAINBOW DR**

Developer/Owner:

Location Description: **TERMINUS OF RAINBOW DR**

Description	Status	Status Date
Section 16.116(a)(2)(iii): Request to disturb the 75-foot stream bank buffer to construct a pool and deck at the side/rear of an existing single-family detached dwelling.	Withdrawn	4/21/2021

Mitigation Requirement: The applicant requested to withdraw the application.Reason For Denial:File Number: **WP-21-068**Submit Date: **2/3/2021**File Name: **HINES PROPERTY**

Developer/Owner:

Location Description: **N SIDE SCAGGSVILLE RD SE OF JANDY AVE**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.1205(a)(3): Request to remove 2 trees which are larger than 30" diameter at breast height for construction of a senior housing development (ECP-21-015). Approval of an additional specimen tree was approved at such time as the applicant determines it creates a public safety concern due to its failing health.

Approved                      3/1/2021

Mitigation Requirement: The removal of 3 specimen trees requires the planting of 6 native shade trees onsite. The trees shall be a minimum of 3" diameter at breast height and be bonded with the developer's agreement.

Reason For Denial:

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File Number: **WP-21-069**  
 Submit Date: **12/15/2020**

File Name: **LENNOX PARK/DEPOT CROSSING**  
 Developer/Owner:  
 Location Description: **NW SIDE STATION HOUSE RD**

Description	Status	Status Date
Section 16.115(c): Request to construct a 15'x16' open deck attached to the rear of the single-family semi-detached dwelling that is within the 100-year floodplain.	Approved	1/13/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

Section 16.116(a)(2)(ii): Request to construct a 15'x16' open deck attached to the rear of the single-family semi-detached dwelling that is within the 75-foot stream bank buffer.	Approved	1/13/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-070**  
 Submit Date: **12/15/2020**

File Name: **COLUMBIA - MAPLESIDE I, 5/4, LOT 10**  
 Developer/Owner:  
 Location Description: **TERMINUS OF GLEN OAKS LN**

Description	Status	Status Date
Section 16.116(a)(2)(ii): Request to construct an 18'x18' residential open deck with stairs partially within the 75' stream bank buffer.	Approved	1/12/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-072**Submit Date: **12/22/2020**File Name: **PIRCH WAY STREAM STABILIZATION PROJECT**

Developer/Owner:

Location Description: **PIRCH WAY**

Description	Status	Status Date
Section 16.1202(v): Request to use the limit of disturbance as the net tract area when calculating the forest conservation obligation for a stream stabilization project (Capital Project D-1176).	Approved	3/1/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Section 16.155(a)(1): Request to waive the site development plan process for a stream stabilization project (Capital Project D-1176). The alternative compliance petition exhibit is a substitute for the site development plan.	Approved	3/1/2021
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Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-073**Submit Date: **6/24/2021**File Name: **PATMOS SOLOMON'S LODGE**

Developer/Owner:

Location Description: **WASHINGTON ST**

Description	Status	Status Date
Section 16.155(a)(1)(i): Request to waive the site development plan process requirement for a minor expansion to a non-residential development.	Approved	7/21/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-075**Submit Date: **1/6/2021**File Name: **ANNAPOLIS JUNCTION WASTEWATER PUMPING STATION**

Developer/Owner:

Location Description: **END OF HENKELS LN**

Description	Status	Status Date
Section 16.155(a)(1)(i): Request to waive the site development plan process to construct a new control building for the existing Annapolis Junction Wastewater Pumping Station (Capital Project S-6294).	Approved	3/10/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-076**  
 Submit Date: **1/7/2021**

File Name: **WELLINGTON FARMS**  
 Developer/Owner:  
 Location Description: **LEISHEAR RD NORTH OF RT 216**

Description	Status	Status Date
Section 16.1216(e): Request to phase the forest conservation obligation for Wellington Farms subdivision.	Withdrawn	1/26/2021

Mitigation Requirement: DPZ determined the alternative compliance request is not necessary because the code allows for phasing without a variance.

Reason For Denial:

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File Number: **WP-21-077**  
 Submit Date: **3/11/2021**

File Name: **IDIOT'S DELIGHT PATUXENT MITIGATION BANK**  
 Developer/Owner:  
 Location Description: **NORTH AND SOUTH OF SHAFFERSVILLE RD NEAR FLORENCE RD**

Description	Status	Status Date
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Action Date Between 1/1/2021 and 12/31/2021

Section 16.116(a)(1): Request to grade and removal vegetation cover in wetland area to restore 3.54 acres of wetlands and create an additional 16.98 acres of wetlands.	Approved	4/29/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.116(a)(2): Request to grade and remove vegetative cover in stream bank buffer to restore 11,750 feet of stream.	Approved	4/29/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.1201(v): Request to use the 30.7 acre limit of disturbance as the gross tract area for determining the forest conservation obligation for a private stream and wetland restoration project	Approved	4/29/2021
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Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation required.Reason For Denial:


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Section 16.1205(a)(3): Request to remove 34 specimen trees for a private stream and wetland restoration project.	Approved	4/29/2021
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Mitigation Requirement: The applicant shall plant a minimum of 68 native shade trees with a planting size of 3+" DBH within the project limits to mitigate removal of 34 specimen trees.Reason For Denial:


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Section 16.155(a)(1): Request to waive the site development plan requirement for a stream and wetland restoration project.	Approved	4/27/2021
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Mitigation Requirement: No mitigation required.Reason For Denial:


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Section 16.115(c): Request to temporarily disturb 27.7 acres of floodplain for a stream and wetland restoration project.	Approved	4/27/2021
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Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-078**

Submit Date: **1/14/2021**

File Name: **SAPARIYA PROPERTY**

Developer/Owner:

Location Description: **EAST SIDE OF TROTTER RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	1/14/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-079**

Submit Date: **1/21/2021**

File Name: **HOODS MILL FARM PROPERTY**

Developer/Owner:

Location Description: **W SIDE RT 97 S OF NORTHERN COUNTY BORDER**

Action Date Between **1/1/2021** and **12/31/2021**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	1/26/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-080**Submit Date: **1/21/2021**File Name: **DOWNTOWN COLUMBIA - CRESCENT NEIGHBORHOOD**

Developer/Owner:

Location Description: **MERRIWEATHER DR EAST OF HICKORY RIDGE RD**

Description	Status	Status Date
Section 16.155(a)(1)(i): Request to waive the site development plan process and use a grading plan with the Howard Soil Conservation District to complete initial grading for a future right-of-way in Downtown Columbia.	Approved	2/26/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-081**Submit Date: **1/21/2021**File Name: **OLD COLUMBIA CROSSING**

Developer/Owner:

Location Description: **N SIDE OLD COLUMBIA PIKE NE OF HUNTER ROAD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	1/21/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-082**Submit Date: **1/21/2021**File Name: **KINGS FOREST**

Developer/Owner:

Location Description: **TERMINUS OF PUDDING LN**

Description	Status	Status Date
Section 16.1202(a): Request to temporarily defer the forest conservation requirement to construct a model home on proposed Lot 15 before recording the plat for the Kings Forest subdivision.	Approved	2/25/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-084**

Submit Date: **1/21/2021**

File Name: **LI PROPERTY**

Developer/Owner:

Location Description: **WEST SIDE OF TROTTER RD N OF TSLL TIMBER DR**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	1/21/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-085**

Submit Date: **1/21/2021**

File Name: **HOLY KOREAN MYRTERS CATHOLIC CHURCH**

Developer/Owner:

Location Description: **NW QUADRANT RT 32 & OLD FREDERICK RD**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency. Approved 1/21/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-086**  
 Submit Date: **1/27/2021**

File Name: **FIRST LUTHERAN CHURCH OUTDOOR PRESCHOOL**  
 Developer/Owner:  
 Location Description: **S SIDE OF FREDERICK RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	1/28/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-087**  
 Submit Date: **1/27/2021**

File Name: **OAKS AT BRIDLE CREEK**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**Location Description: **HOWARD ROAD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	1/28/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-089**Submit Date: **2/23/2021**File Name: **ROGERS ENCLAVE**

Developer/Owner:

Location Description: **W SIDE ROGERS AVE OPPOSITE CHURCH LANE RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	2/24/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-090**Submit Date: **2/23/2021**File Name: **WHISKEY BOTTOM CONDOMINIUMS**

Developer/Owner:

Location Description: **S OF HITCHING POST LN**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	2/24/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-091**Submit Date: **2/25/2021**File Name: **GLEN OAKS PLACE**

Developer/Owner:

Location Description: **TERMINUS OF GLEN OAKS**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	2/25/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-092**

Submit Date: **2/25/2021**

File Name: **OLD MILL OVERLOOK**

Developer/Owner:

Location Description: **EAST OF OLD MILL ROAD, SOUTHEAST OF HIDDEN HAVEN**

Description	Status	Status Date
Section 16.144(r): Request to reinstate a subdivision plat mylar, which was voided by this Department because the applicant failed to address outstanding issues with the Health Department in a timely manner.	Denied	7/14/2021

Mitigation Requirement: N/A

Reason For Denial: Reinstatement of the allocations and test for adequate public facilities cannot occur through reactivation of the final plat mylar. In order to receive housing unit allocations for a subdivision, a new final plan must be submitted for review to DPZ and must be in compliance with all requirements and regulations in effect at that time. Stream, wetland delineations and forest stand delineations have expired since they are valid for only 5 years. SWM practices must be updated to comply with current requirements.

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-093**Submit Date: **3/2/2021**File Name: **ELLCOTT CITY COURTHOUSE COMPLEX**

Developer/Owner:

Location Description: **N OF COURT AVE**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	3/2/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-094**Submit Date: **3/5/2021**File Name: **MICHAELSEN PROPERTY**

Developer/Owner:

Location Description: **W SIDE RIDGE RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	3/5/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-095**Submit Date: **3/9/2021**File Name: **MYRTUE PROPERTY**

Developer/Owner:

Location Description: **E SIDE OF WOODSTOCK RD OPPOSITE BREEZEWOOD DR**

Description	Status	Status Date
Section 16.120(c)(2): Request to provide access to Lot 16 through a driveway and access easement on Lot 15, instead of from the frontage of Lot 16.	Approved	4/12/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-096**Submit Date: **3/17/2021**File Name: **AWS EMERSON CONDUIT PROJECT**

Developer/Owner:

Location Description: **W SIDE STEPHENS RD N OF MEADOW FLOWERS CT**

Description	Status	Status Date
Section 16.155(a)(1)(i): Request to waive the site development plan process to lay two 34kV electric cables through Baltimore Gas and Electric Company property to provide a reliable power supply to the adjoining proposed Amazon Web Services Data Center.	Approved	4/9/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.115(c): Request to disturb 100-year floodplain to lay two 34kV electric cables through Baltimore Gas and Electric Company property to provide a reliable power supply to the adjoining proposed Amazon Web Services Data Center	Approved	4/9/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-097**  
 Submit Date: **3/10/2021**

File Name: **DOWNTOWN CRESCENT NEIGHBORHOOD**  
 Developer/Owner:  
 Location Description: **LITTLE PATUXENT PKWY AT BROKEN LAND PKWY**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/10/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-099**  
 Submit Date: **3/16/2021**

File Name: **LONG GATE**  
 Developer/Owner:  
 Location Description: **NORTH SIDE OF WHEATFIELD WAY OPPOSITE YORKSHIRE DR**

Description	Status	Status Date
Section 16.116(a)(2)(iii): Request to replace an existing 23.5' x 10' deck with a 17' x 15' screened porch and 11.5' x 15' open deck with stairs within the 100-foot stream bank buffer.	Approved	4/16/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-100**  
 Submit Date: **3/16/2021**

File Name: **TEN OAKS FARM**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**

Location Description: **TEN OAKS RD SOUTH OF MORNING STAR DR**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove one specimen tree on existing Lot 2 of the Ten Oaks Farm subdivision for development of a single-family detached dwelling (F-16-123).	Approved	6/30/2021

Mitigation Requirement: Removal of 1 specimen trees requires mitigation of two replacement trees at a DBH of at least 3" on site.

Reason For Denial:

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File Number: **WP-21-101**

Submit Date: **3/18/2021**

File Name: **KERGER MEADOWS**

Developer/Owner:

Location Description: **Kerger Rd**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/18/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-102**Submit Date: **3/18/2021**File Name: **CHESAPEAKE CONFERENCE ASSOCIATION OF SEVEN-DAY ADVENTISTS**

Developer/Owner:

Location Description: **HALL SHOP ROAD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/18/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-103**Submit Date: **3/18/2021**File Name: **WAVERLY WOOD COMMUNICATION TOWER**

Developer/Owner:

Location Description: **SOUTH SIDE OF WARWICK WAY AT MARRIOTTVILLE RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/18/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-104**  
 Submit Date: **3/18/2021**

File Name: **VILLAGE OF MONTGOMERY RUN SWM POND REPAIR**  
 Developer/Owner:  
 Location Description: **N SIDE TERMINUS OF MONTGOMERY RUN RD**

Description	Status	Status Date
Section 16.116(a)(2): Request to disturb stream bank buffer for the County to repair an existing stormwater management facility.	Withdrawn	5/7/2021

Mitigation Requirement: The applicant filed a necessary disturbance request; therefore, the alternative compliance application is not required.

Reason For Denial:

File Number: **WP-21-105**  
 Submit Date: **6/7/2021**

File Name: **8180 MAIN STREET**  
 Developer/Owner:  
 Location Description: **N SIDE MAIN ST E OF OLD COLUMBIA PIKE**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.155(a)(1)(i): Request to waive the site development plan process to replace the existing 3.5' wide second-floor deck with a slightly deeper 6' wide deck to provide outdoor dining for an existing restaurant. Approved 7/27/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-21-106**  
 Submit Date: **3/23/2021**

File Name: **US 1 JOINT VENTURE, PARCEL E-2**  
 Developer/Owner:  
 Location Description: **N SIDE LYNN BUFF CT**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/25/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-107**Submit Date: **3/25/2021**File Name: **KIMMEL'S ENCLAVE LOT 2**

Developer/Owner:

Location Description: **E SIDE LANDING RD 400' N OF MONTGOMERY RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/25/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-108**Submit Date: **3/25/2021**File Name: **SCOTT PROPERTY**

Developer/Owner:

Location Description: **E SIDE SOUTH TROTTER ROAD S OF SWIMMERS ROW WAY**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/25/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**

File Number: **WP-21-109**

Submit Date: **3/25/2021**

File Name: **KIMMEL'S ENCLAVE LOT 1**

Developer/Owner:

Location Description: **E SIDE LANDING RD 400' N OF MONTGOMERY RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/25/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-110**

Submit Date: **3/25/2021**

File Name: **15900 CARRS MILL ROAD**

Developer/Owner:

Location Description: **E SIDE CARRS MILL RD N OF BUSHY PARK RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	3/25/2021

Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation requiredReason For Denial:File Number: **WP-21-111**Submit Date: **3/30/2021**File Name: **JAMISON PROPERTY**

Developer/Owner:

Location Description: **DAISY RD SOUTH OF BUSHY PARK RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	4/1/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-112**Submit Date: **4/1/2021**File Name: **MEADOWRIDGE BUSINESS PARK**

Developer/Owner:

Location Description: **BUSINESS PKWY AT ROOSEVELY BLVD**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv. Approved 4/1/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-113**  
 Submit Date: **4/6/2021**

File Name: **O'DONNELL PROPERTIES**  
 Developer/Owner:  
 Location Description: **SOUTH SIDE OF BINDER LN**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	4/7/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-114**  
 Submit Date: **4/7/2021**

File Name: **RIGGS MEADOW**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**Location Description: **RIGGS MEADOW DRIVE**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	4/7/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-115**Submit Date: **4/8/2021**File Name: **MACALPINE RD STREAM RESTORATION**

Developer/Owner:

Location Description: **TERMINUS OF MACALPINE RD**

Description	Status	Status Date
Section 16.116(a)(2): Request to disturb stream bank buffer to stabilize an eroding stream bank.	Approved	4/29/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between 1/1/2021 and 12/31/2021

Section 16.1201(v): Request to use the 0.38 acre limit of disturbance as the net tract area for determining the forest conservation obligation for a proposed stream restoration project.	Approved	4/29/2021
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Mitigation Requirement: The limit of disturbance shall be replanted with a minimum of 25 native trees.

Reason For Denial:

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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.	Approved	5/3/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

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Section 16.115(c): Request to temporarily disturb 0.38 acres of floodplain for a stream restoration project.	Approved	5/3/2021
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Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-116**  
 Submit Date: **4/12/2021**

File Name: **WYNNE PRPOERTY**  
 Developer/Owner:  
 Location Description: **W SIDE TROTTER RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	4/12/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-117**  
 Submit Date: **4/12/2021**

File Name: **CAGER PROPERTY**  
 Developer/Owner:  
 Location Description: **MONTGOMERY RD W OF ELKRIDGE CROSSING WAY**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv. Approved 4/12/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-118**  
 Submit Date: **4/19/2021**

File Name: **THE FRIENDLY INN**  
 Developer/Owner:  
 Location Description: **NORTH SIDE OF FREDERICK RD, ABOUT 200' W. OF THE INTER.W FOLLY**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	4/20/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-119**  
 Submit Date: **4/20/2021**

File Name: **FAIRMONT WOODS**  
 Developer/Owner:  
 Location Description: **OLD MONTGOMERY RD AT MONTGOMERY RD**



Action Date Between 1/1/2021 and 12/31/2021

Description	Status	Status Date
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).	Approved	5/27/2021
<u>Mitigation Requirement:</u> No mitigation required.		
<u>Reason For Denial:</u>		
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)	Approved	5/27/2021
<u>Mitigation Requirement:</u> No mitigation required.		
<u>Reason For Denial:</u>		
Section 16.120(b)(4)(iii)(c): Request to allow wetland buffer on single-family detached lots (F-21-035).	Approved	5/27/2021
<u>Mitigation Requirement:</u> No mitigation required.		
<u>Reason For Denial:</u>		

Action Date Between **1/1/2021** and **12/31/2021**

File Number: **WP-21-121**  
 Submit Date: **4/22/2021**

File Name: **WHISKEY BOTTOM NORTH**  
 Developer/Owner:  
 Location Description: **S OF HITCHING POST LN**

Description	Status	Status Date
Section 16.116(a)(2)(ii): Request to disturb stream and stream bank buffer to stabilize 161 linear feet of eroding stream bank.	Approved	5/20/2021

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:

Section 16.115(c): Request to temporarily disturb 3,980 square feet of the floodplain to stabilize an eroding stream bank.	Approved	5/17/2021
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Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-122**  
 Submit Date: **4/27/2021**

File Name: **9909 CARILLON DR PROPERTY**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**Location Description: **SE SIDE CARILLON DR OPPOSITE HERMITAGE DR**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	4/29/2021

Mitigation Requirement: No mitigation required.Reason For Denial:File Number: **WP-21-123**Submit Date: **5/4/2021**File Name: **BONNIE BRANCH EMERGENCY SEWER PROTECTION & STREAM BANK STABILIZATION**

Developer/Owner:

Description	Status	Status Date
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.	Approved	5/17/2021

Mitigation Requirement: No mitigation required.Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**

File Number: **WP-21-124**  
 Submit Date: **5/6/2021**

File Name: **ELLCOTT GARDENS II**  
 Developer/Owner:  
 Location Description: **E SIDE WATERLOO RD N OF FALLS RUN RD**

Description	Status	Status Date
Section 16.147: Request to permit the consolidation of Tax Map 31, Parcels 428 & 467 by deed, and to record public easements through Deeds of Easement for Ellicott Gardens II development.	Approved	6/18/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-125**  
 Submit Date: **5/6/2021**

File Name: **HIGHLAND PROFESSIONAL PARK**  
 Developer/Owner:  
 Location Description: **SE SIDE CLARKSVILLE PIKE N OF SCAGGSVILLE RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.	Approved	5/7/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-126**  
 Submit Date: **5/7/2021**

File Name: **THE FRIENDLY INN**  
 Developer/Owner:  
 Location Description: **NORTH SIDE OF FREDERICK RD, ABOUT 200' W. OF THE INTER.W FOLLY**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Withdrawn	5/21/2021

Mitigation Requirement: Applicant requested the application to be withdrawn.

Reason For Denial:

File Number: **WP-21-127**  
 Submit Date: **5/11/2021**

File Name: **BETHANY GLEN - ARAH**  
 Developer/Owner: **ELM STREET DEVELOPMENT**  
 Location Description: **POSTWICK RD**

Description	Status	Status Date
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Action Date Between 1/1/2021 and 12/31/2021

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.

Denied

8/3/2021

Mitigation Requirement:

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

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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.

Approved

8/3/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Section 16.119(f)(1): Request to retain the driveway for the existing house on Lot 155 for ingress/egress to MD Route 99.

Approved

8/3/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**

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.

Approved

8/3/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-21-128**  
 Submit Date: **5/12/2021**

File Name: **ROXBURY ROAD SOLAR FACILITY**  
 Developer/Owner:  
 Location Description: **S SIDE OF ROXBURY RD W OF TRIADELPHIA RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	5/12/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

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File Number: **WP-21-129**  
 Submit Date: **5/20/2021**

File Name: **DORSEY'S RIDGE**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**

Location Description: **TERMINUS OF COOKS LN**

Description	Status	Status Date
Section 16.120(c)(4): Request to allow access for townhouse lots in the Dorsey's Ridge development by a private alleyway that exceeds 200 feet in length (F-21-016).	Approved	6/14/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

File Number: **WP-21-130**  
 Submit Date: **5/20/2021**

File Name: **PORTABLE CLASSROOMS**  
 Developer/Owner:  
 Location Description: **VARIOUS LOCATIONS**

Description	Status	Status Date
Section 16.155(a)(1)(i): Request to use the alternative compliance exhibit as a substitute to the site development plan process to add temporary portable classroom units at Northfield Elementary School, Middle School #20, Western Middle School and Reservoir High School	Approved	6/9/2021



Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation required.Reason For Denial:  

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File Number: **WP-21-131**Submit Date: **5/25/2021**File Name: **6620 AMBERTON DR**

Developer/Owner:

Location Description: **AMBERTON DR**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	5/25/2021

Mitigation Requirement: No mitigation required.Reason For Denial:  

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File Number: **WP-21-132**Submit Date: **9/3/2021**File Name: **SOWELL PROPERTY**

Developer/Owner:

Location Description: **WEST SIDE OF DRIVER RD**

Description	Status	Status Date
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Action Date Between 1/1/2021 and 12/31/2021

Section 16.147(a): Request to consolidate/merge three parcels by an adjoiner deed, instead of by plat, for the purpose of being admitted into the County's Agricultural Land Preservation Program. Approved 9/17/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: WP-21-133
Submit Date: 11/3/2021

File Name: NORTH LAUREL PARK, BLOCK J, LOT 21
Developer/Owner:
Location Description: N SIDE MARYLAND AVE

Table with 3 columns: Description, Status, Status Date. Row 1: Section 16.116(a)(1): Request to allow an 8' x 16' residential shed to remain within a 25-foot wetland buffer. Denied 11/18/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement:

Reason For Denial: Based on review of the application and photographs, it appears that there is ample room for the shed to be placed in the rear yard outside of the 25-foot wetland buffer, either closer to the house or at a 90-degree angle. The previously issued Revise and Resubmit decision of the Directors provided the applicant the opportunity to submit an alternative analysis to prove that the shed cannot be feasibly located outside of the 25-foot wetland buffer or in a manner that minimizes impacts to the buffer; however, the applicant did not provide any information or alternative designs to refute these alternatives. As such, the Directors did not find that enforcement of the regulations would result in a practical difficulty or unreasonable hardship.

File Number: **WP-21-134**  
 Submit Date: **6/8/2021**

File Name: **PALMER SUBDIVISION**  
 Developer/Owner:  
 Location Description: **E SIDE OF JONES RD OPPOSITE MARY LN**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	6/8/2021

Mitigation Requirement: No mitigation required.

Reason For Denial:

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-21-136**Submit Date: **6/15/2021**File Name: **8329 and 8333 MAIN STREET**

Developer/Owner:

Location Description: **MAIN ST**

Description	Status	Status Date
Section 16.155(a)(1)(i): Request to waive the site development plan process to establish a restaurant use with an outdoor dining area in an existing historic building that was previously used as an office	Approved	7/26/2021

Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-21-138**Submit Date: **6/17/2021**File Name: **COLUMBIA HILLS, LOT 2**

Developer/Owner:

Location Description: **N SIDE SOUTH LEISURE CT**

Description	Status	Status Date
Section 16.115(c)(2): Request to construct a residential deck that is 20'x16' within the 100-year floodplain.	Approved	8/3/2021

Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-21-141**Submit Date: **6/22/2021**File Name: **SPARROWS LANDING**

Developer/Owner:

Location Description: **MEADOWRIDGE RD EAST OF 95**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove 2 specimen trees for a proposed single-family detached subdivision (Sparrows Landing).	Approved	8/3/2021

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:File Number: **WP-21-142**Submit Date: **6/22/2021**File Name: **WOOD CREEK**

Developer/Owner:

Location Description: **TERMINUS OF WILD LILAC**

Description	Status	Status Date
Section 16.116(a)(2)(i): Request to construct a 240 SF wooded residential deck addition in the 50-foot stream bank buffer.	Approved	8/3/2021

Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation is required.Reason For Denial:  

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File Number: **WP-21-143**  
Submit Date: **6/29/2021**File Name: **POTTER'S PLACE**  
Developer/Owner:  
Location Description: **NE SIDE OF PORT CAPITAL DR**

Description	Status	Status Date
Section 16.156(m): Request to extend the deadlines to process SDP-20-004.	Approved	8/12/2021

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

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File Number: **WP-21-144**  
Submit Date: **6/29/2021**File Name: **LAUREL PARK STATION PHASE 2**  
Developer/Owner:  
Location Description: **SE CORNER OF THE COUNTY**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.156(g)(2): Request for an extension of time to resubmit the site development plan to the Department of Planning and Zoning (SDP-15-063).  
 Approved 9/14/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-21-145**  
 Submit Date: **6/29/2021**

File Name: **PIERCE PROPERTY**  
 Developer/Owner:  
 Location Description: **SCAGGSVILLE RD EAST OF ROSEMONT**

Description	Status	Status Date
Section 16.102(c)(1): Request to subdivide Parcel 277 into a single-family detached development without including Parcel 36.	Approved	8/11/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-21-147**  
 Submit Date: **6/30/2021**

File Name: **SIMPSON OAK TRAIL**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**

Location Description: **NW QUADRANT CEDAR LN & RT 32**

Description	Status	Status Date
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)	Approved	8/27/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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).	Approved	8/27/2021
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Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-002**  
 Submit Date: **9/13/2021**

File Name: **PINES AT DICKINSON CONDOMINIUM**  
 Developer/Owner:  
 Location Description: **WEATHERWORN WAY**



Action Date Between **1/1/2021** and **12/31/2021**

Description	Status	Status Date
Section 16.116(a)(2)(iii): Request to replace an old timber retaining wall that is within the 100-foot stream bank buffer of an existing tributary stream.	Approved	10/13/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-003**

Submit Date: **7/12/2021**

File Name: **LUFTI PROPERTY**

Developer/Owner:

Location Description: **E SIDE GUILFORD RD S OF ERIN DR**

Description	Status	Status Date
Section 16.132(a)(3)(ii)(c)(1): Request to waive road construction improvements for the Lutfi Subdivision (F-21-021).	Denied	8/30/2021

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.

File Number: **WP-22-006**

Submit Date: **7/15/2021**

File Name: **BUNDY PROPERTIES**

Developer/Owner:

Location Description: **SE SIED PINDELL SCHOOL RD S OF LOGANBERRY LN**

Description	Status	Status Date
Section 16.1201(v): Request to use the 1.59-acre limit of disturbance as the net tract area for forest conservation calculations.	Approved	8/16/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Section 16.1205(a)(3): Request to remove one specimen tree.	Approved	8/16/2021
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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:

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File Number: **WP-22-008**  
 Submit Date: **7/19/2021**

File Name: **WAVERLY HISTORIC MANSION**  
 Developer/Owner:  
 Location Description: **WAVERLY MANSION DR**

Description	Status	Status Date
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.	Approved	8/23/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-009**  
 Submit Date: **7/23/2021**

File Name: **MINK HOLLOW ROAD PROPERTY**  
 Developer/Owner:  
 Location Description: **SE SIDE MINK HOLLOW RD S OF GARDNER LN**

Description	Status	Status Date
Section 16.147: Request to recognize an existing parcel created by deed as a buildable lot to allow for the construction of a single-family detached dwelling.	Approved	9/20/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-010**  
 Submit Date: **7/27/2021**

File Name: **THE TOWNS AT COURT HILL**  
 Developer/Owner:  
 Location Description: **WEST OF COURT HOUSE DR, EAST OF FELLS LANE**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.146(b)(4)(ii)(a): Request to reactivate S-17-007 and apply a 90-day extension in order to submit the next plan submission for the Towns at Court Hill development. Approved 9/1/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-011**  
 Submit Date: **8/3/2021**

File Name: **PUBLIC SAFETY TRAINING CENTER**  
 Developer/Owner:  
 Location Description: **TERMINUS OF THOMPSON DR**

Description	Status	Status Date
Section 16.116(b)(1): Request to disturb man-made steep slopes for the remediation of lead contaminated soils and reconstruct the firing range berm to mitigate the risk of errant rounds exiting the range	Approved	10/26/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-22-012**Submit Date: **8/9/2021**File Name: **FAULKNER RIDGE NEIGHBORHOOD**

Developer/Owner:

Location Description: **NW SIDE FAULKNER RIDGE CIRCLE OPPOSITE GREEN BOUGH CT**

Description	Status	Status Date
Section 16.116(a)(2)(iii): Request to remove and replace a failed timber retaining wall with a masonry wall in the same location for the purpose of soil stabilization.	Approved	9/20/2021

Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-22-013**Submit Date: **8/11/2021**File Name: **THE AERIE IN ELKRIDGE**

Developer/Owner:

Location Description: **E OF THE TERMINUS OF SOUTH HANOVER RD**

Description	Status	Status Date
Section 16.144(p) & (q): Request to reactive the final plan (F-20-070) and extend the deadline dates.	Approved	10/20/2021

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

Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-22-014**Submit Date: **8/12/2021**File Name: **DORSEY OVERLOOK**

Developer/Owner:

Location Description: **RT 108 AT COLUMBIA RD**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove specimen trees 30" DBH or larger for residential development.	Deferred	9/10/2021

Mitigation Requirement:Reason For Denial:

Section 16.120(b)(4)(iii)(d): Request to allow residential condominium units 15' from protected environmental features.	Deferred	9/10/2021
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Mitigation Requirement:Reason For Denial:File Number: **WP-22-015**Submit Date: **8/16/2021**File Name: **ARTERBURN PROPERTY**

Developer/Owner:

Location Description: **W SIDE TEN OAKS RD 1000' S OF LINDEN CHURCH RD**

Description	Status	Status Date
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Action Date Between 1/1/2021 and 12/31/2021

Section 16.147: Request to recognize Parcel 128 as a buildable lot for construction of a single-family detached dwelling. Parcel 128 was reconfigured in 1993 via a adjoiner deed, separate of the County's subdivision plat process. Approved 10/19/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

Section 16.120(b)(4)(iii)(b): Request to allow environmental features on a lot less than 10 acres on a parcel that was reconfigured by deed, separate of the County's subdivision plat process. Approved 10/19/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: WP-22-016
Submit Date: 8/19/2021

File Name: VILLAGE OF HICKORY RIDGE, SEC. 3, AREA 12, LOT 61
Developer/Owner:
Location Description: W SIDE WATCH CHAIN WAY S OF TRIANGLE DR

Table with 3 columns: Description, Status, Status Date



Action Date Between **1/1/2021** and **12/31/2021**

Section 16.116(a)(2)(i): Request to expand the footprint of the existing residential open deck within the 50' intermittent stream bank buffer. Approved 9/20/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-017**  
 Submit Date: **8/19/2021**

File Name: **COLUMBIA PUBLIC STORAGE (EZ STORAGE) 9245 BERGER RD**  
 Developer/Owner:  
 Location Description: **TERMINUS OF BERGER RD W OF OAKLAND MILLS RD**

Description	Status	Status Date
Section 16.156(m): Request to extend the deadline for the submission of the site development plan originals for SDP-20-077 by 120 days from the original deadline date of August 22, 2021.	Approved	10/6/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-22-018**Submit Date: **8/20/2021**File Name: **SOUTHLAKE**

Developer/Owner:

Location Description: **WEST SIDE OF LITTLE PATUXENT PKWY, SOUTH OF WINCOPIN CIR**

Description	Status	Status Date
Section 16.115(c)(2): Request to permit grading, construct a building and relocate utilities in the 100-year floodplain.	Approved	10/29/2021

Mitigation Requirement: Stormwater management should be provided for the limit of disturbance using ESD practices assuming greenfield development. The existing storm drain at the Whole Foods loading dock area appears to be an opportunity to treat current runoff that is discharging to the lake and treat it for water quality. With the SDP please investigate using a filter practice or bioretention type facility. Add fill along the southern boundary in order to raise the elevation to tie into the existing sewer off-site, which will reduce the length of a sewer pipe required in the forested area south of the site.

Reason For Denial:

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File Number: **WP-22-019**Submit Date: **8/23/2021**File Name: **STANLEY MILLER**

Developer/Owner:

Location Description: **SOUTH SIDE OF RT 144 WEST OF RT 94**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.120(b)(4): Request to allow a forest conservation retention easement on a lot less than 10 acres to satisfy the forest conservation obligation for the development of a single-family detached home on an existing lot. Approved 9/24/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-020**  
 Submit Date: **8/24/2021**

File Name: **SAVAGE STRIP CENTER**  
 Developer/Owner:  
 Location Description: **SAVAGE GUILFORD RD AT BALTIMORE ST**

Description	Status	Status Date
Section 16.156(g)(2): Request for an extension of time to submit addition information and a revised site development plan to the Department of Planning and Zoning (SDP-19-017).	Approved	9/14/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-22-021**Submit Date: **8/25/2021**File Name: **5852 & 5856 RACE ROAD, ELKRIDGE, MARYLAND, 21075**

Developer/Owner:

Location Description: **NW SIDE RACE RD OPPOSITE CHURCH AVE**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	8/25/2021

Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-22-022**Submit Date: **11/3/2021**File Name: **HARRIS PROPERTY**

Developer/Owner:

Location Description: **WEST SIDE OF ILCHESTER RD 200' S OF WHARFF LN**

Description	Status	Status Date
Section 16.127(c)(4)(i): Request to allow a separate driveway for the proposed resubdivision instead of sharing a driveway with the existing home (F-20-065).	Approved	11/15/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

Section 16.144(n)(1): Request to reactivate the Harris Property subdivision (F-20-065) and extend the resubmission deadline. The property expired because plans were not resubmitted within 45-days of DPZ's request.	Approved	11/15/2021
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Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-023**

Submit Date: **8/31/2021**

File Name: **5489 RING DOVE LN**

Developer/Owner:

Location Description: **5489 RING DOVE LN**

Description	Status	Status Date
Section 16.116(a)(2)(iii): Request to replace a 10' x 14' residential deck with an 11' x 15' aluminum framed four-season sunroom, which is within the 100-foot stream bank buffer from the Little Patuxent River.	Approved	9/27/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-025**  
 Submit Date: **9/7/2021**

File Name: **WOODBINE OVERLOOK**  
 Developer/Owner:  
 Location Description: **SE WOODBINE RD AT SOBRINA FARM CT**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	9/10/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-026**  
 Submit Date: **9/10/2021**

File Name: **DASH IN**  
 Developer/Owner:  
 Location Description:

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	9/22/2021

Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-22-027**Submit Date: **11/1/2021**File Name: **WOOD CREEK STREAM REHABILITATION PROJECT**

Developer/Owner:

Location Description: **PHELPS LUCK DR & WILD LILAC**

Description	Status	Status Date
Section 16.116(a)(2): Request to disturb stream bank buffer to stabilize approximately 948 linear feet of a perennial stream.	Approved	12/20/2021

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

Section 16.115(c): Request to temporarily disturb 0.33 acres of 100-year floodplain to stabilize a perennial stream.	Approved	12/20/2021
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Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

Section 16.155(a)(1): Request to use the alternative compliance plan exhibit as a substitute for a site development plan for a stream rehabilitation project.	Approved	12/20/2021
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Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-028**

Submit Date: **9/15/2021**

File Name: **WELTON WOODS**

Developer/Owner:

Location Description: **NE SIDE TRIADELPHIA MILL RD SE OF TWISTING LN**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	9/16/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:



Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-22-032**Submit Date: **10/6/2021**File Name: **MUSLIM FAMILY CENTER, INC.**

Developer/Owner:

Location Description: **WATERLOO RD AT SNOWDEN RIVER PKWY**

Description	Status	Status Date
Section 16.156(g)(2): Request an extension to the deadline to resubmit revised plans (SDP-21-029).	Approved	11/1/2021

Mitigation Requirement: Not applicable.Reason For Denial:File Number: **WP-22-033**Submit Date: **10/6/2021**File Name: **ST. ANDREW'S EPISCOPAL CHURCH**

Developer/Owner:

Location Description: **SW QUADRANT OF MD RT 97 & UNION CHAPEL RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	10/7/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-034**  
 Submit Date: **10/7/2021**

File Name: **YOLTAY PROPERTY**  
 Developer/Owner:  
 Location Description: **N SIDE OF GUILFORD RD W OF BRIGHT MEMORY DR**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	10/7/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-036**  
 Submit Date: **10/7/2021**

File Name: **CHABERTON LIME KILN SOLAR FACILITY**  
 Developer/Owner:  
 Location Description: **S SIDE LIME KILN RD W OF KAYLADINE LN**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv. Approved 10/7/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-037**  
 Submit Date: **10/19/2021**

File Name: **NEW PATH REFORMED CHURCH**  
 Developer/Owner:  
 Location Description: **RT 108 WEST OF CENTENNIAL LN**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	10/22/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: **WP-22-038**  
 Submit Date: **10/20/2021**

File Name: **OXFORD SQUARE**  
 Developer/Owner:

Action Date Between **1/1/2021** and **12/31/2021**

Location Description: **SOUTH AND WEST OF CROWLEY ST**

Description	Status	Status Date
Section 16.156(l)&(m): Request to reactivate the site development plan (SDP-16-051) and extend the deadlines to complete the developer's agreements, payment of fees, posting of financial obligation and submit the site development plan originals.	Approved	12/20/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-039**  
 Submit Date: **10/20/2021**

File Name: **VILLAGE OF OAKLAND MILLS**  
 Developer/Owner:  
 Location Description: **E SIDE STEVENS FOREST RD N OF SANTIAGO RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	10/22/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**File Number: **WP-22-040**Submit Date: **10/29/2021**File Name: **9572 OLD FREDERICK ROAD**

Developer/Owner:

Location Description: **OLD FREDERICK RD E OF MCKENZIE RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	10/29/2021

Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-22-041**Submit Date: **11/4/2021**File Name: **STELLA GLEN II**

Developer/Owner:

Location Description: **SHAKER DR N OF BEECHWOOD DR**

Description	Status	Status Date
Section 16.120(b)(4)(iii)(c): Request to permit an unconditioned sunroom to encroach 12 feet within the 35-foot environmental setback.	Approved	12/14/2021

Action Date Between **1/1/2021** and **12/31/2021**Mitigation Requirement: No mitigation is required.Reason For Denial:File Number: **WP-22-044**Submit Date: **11/12/2021**File Name: **7561 WASHINGTON BLVD**

Developer/Owner:

Location Description: **WASHINGTON BLVD AT KIT KAT RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	11/16/2021

Mitigation Requirement: Not applicable.Reason For Denial:File Number: **WP-22-045**Submit Date: **11/12/2021**File Name: **BALTIMORE AVE**

Developer/Owner:

Location Description: **N SIDE OF BALTIMORE AVE E OF 216**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	11/15/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: Not applicable.

Reason For Denial:

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File Number: **WP-22-046**  
 Submit Date: **11/12/2021**

File Name: **DORSEY BUSINESS CENTER, PARCEL A**  
 Developer/Owner:  
 Location Description: **TERMINUS OF DEERPATH RD E OF DOUGLAS LEGUM DR**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	11/15/2021

Mitigation Requirement: Not applicable.

Reason For Denial:

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File Number: **WP-22-047**  
 Submit Date: **11/12/2021**

File Name: **PROPERTY OF CHAR MAR, LLC**  
 Developer/Owner:  
 Location Description: **N SIDE FREDERICK RD E OF KLEIN AVE**

Description	Status	Status Date
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Action Date Between 1/1/2021 and 12/31/2021

Section 16.102 & 16.147: Request to reconfigure four existing deeded parcels identified as Tax Parcels #18, 318, 334, 335 on Tax Map 25, Grid 7 via deed, instead of by subdivision plat. Approved 12/14/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

File Number: WP-22-049
Submit Date: 11/16/2021

File Name: LUTHERAN VILLAGE AT MILLER'S GRANT
Developer/Owner:
Location Description: S SIDE FREDERICK RD APPROX. 1,500' EAST OF GRAY ROCK DRIVE

Table with 3 columns: Description, Status, Status Date. Row 1: Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv. Approved 11/16/2021

Mitigation Requirement: Not applicable.

Reason For Denial:

File Number: WP-22-050
Submit Date: 11/16/2021

File Name: 755 WATERSVILLE RD
Developer/Owner:



Action Date Between **1/1/2021** and **12/31/2021**

Location Description: **E SIDE OF WATERSVILLE RD N OF OLD FREDERICK RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	11/19/2021

Mitigation Requirement: Not applicable,

Reason For Denial:

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File Number: **WP-22-051**  
 Submit Date: **11/17/2021**

File Name: **CENTENNIAL PARK**  
 Developer/Owner:  
 Location Description: **INTERSECTION OF ROUTE 108 & CENTENNIAL LN**

Description	Status	Status Date
Section 16.1205(a)(3): Request to remove one specimen tree to expand the Centennial Park pathway.	Approved	12/9/2021

Mitigation Requirement: The removal of the one specimen tree will be mitigated by planting 2 native trees with a DBH of 3" in or near the project area.

Reason For Denial:

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Action Date Between **1/1/2021** and **12/31/2021**

File Number: **WP-22-052**  
 Submit Date: **11/17/2021**

File Name: **NOBEL MANOR**  
 Developer/Owner:  
 Location Description: **S SIDE UPTON RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	11/18/2021

Mitigation Requirement: Not applicable.

Reason For Denial:

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File Number: **WP-22-053**  
 Submit Date: **11/19/2021**

File Name: **COMPOST FACILITY - PH. II AT ALPHA RIDGE LANDFILL**  
 Developer/Owner:  
 Location Description: **N OF US RT. 40 & I-70 SPLIT W OF MARRIOTTSVILLE RD**

Description	Status	Status Date
Section 16.156(o)(1)(ii) & (o)(2): Request to reactivate the approved site development plan for the purpose of processing a redline revisiting and obtaining the necessary building permits to complete the final construction phase of Alpha Ridge Landfill Compost Facility (SDP-16-035).	Approved	11/24/2021

Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-054**  
 Submit Date: **11/22/2021**

File Name: **BOLDER RESTAURANT**  
 Developer/Owner:  
 Location Description: **N SIDE FREDERICK RD W OF SAINT MICHAELS RD**

Description	Status	Status Date
Section 16.156(g)(2): Request to extend the deadline date to submit the requested additional information to DPZ for SDP-22-005.	Approved	12/14/2021

Mitigation Requirement: No mitigation is required.

Reason For Denial:

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File Number: **WP-22-055**  
 Submit Date: **11/22/2021**

File Name: **RANLEAGH COURT**  
 Developer/Owner:  
 Location Description: **TURNABOUT LN N OF LITTLE PATUXENT PKWY**

Description	Status	Status Date
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Action Date Between **1/1/2021** and **12/31/2021**

Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv. Approved 11/23/2021

Mitigation Requirement: Not Applicable.

Reason For Denial:

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File Number: **WP-22-056**  
 Submit Date: **11/29/2021**

File Name: **9005 OLD MONTGOMERY RD**  
 Developer/Owner:  
 Location Description: **OLD MONTGOMERY RD**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	11/29/2021

Mitigation Requirement: Not Applicable.

Reason For Denial:

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File Number: **WP-22-057**  
 Submit Date: **12/2/2021**

File Name: **WATERLOO OVERLOOK**  
 Developer/Owner:  
 Location Description: **E SIDE WATERLOO RD AT MONTGOMERY RD**

Action Date Between **1/1/2021** and **12/31/2021**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	12/2/2021
<u>Mitigation Requirement:</u> Not Applicable.		
<u>Reason For Denial:</u>		

File Number: **WP-22-063**  
 Submit Date: **12/13/2021**

File Name: **LAKEFRONT NEIGHBORHOOD**  
 Developer/Owner:  
 Location Description: **E OF LITTLE PATUXENT PKWY N OF WINCOPIN CIR**

Description	Status	Status Date
Section 16.128(c)(1): Request to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergencv.	Approved	12/13/2021
<u>Mitigation Requirement:</u> Not Applicable.		
<u>Reason For Denial:</u>		