

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: September 4, 2015

DPZ File No. WP-16-033

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 2 File

**See: SDP-15-067**

Agencies

- Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

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

RE: Emmanuel United Methodist Church

ENCLOSED FOR YOUR =      Signature Approval

✓ Review & Comments      Files

THE ENCLOSED =      Original

     Pre-Packaged Plan Set

Plans # of Plans

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

Supplemental Documents

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

Applications

- 15 Waiver Petition Applic/Exhibit 15
- Planning Board Application
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

- Overall Scaled Composite
- Water & Sewer Plans
- List of Street Names

WAS: ✓ Received      Tentatively Approved

     Recorded

     Received and Revised      Approved

On September 4, 2015

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

**Due- 17 Working Days: 9/30/15**

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

The Health Dept. does not oppose this proposal.

DPZ STAFF INITIALS: JW

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

# WAIVER PETITION APPLICATION

[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted 9/4/15 DPZ File Number WP.16-033

**I. Site Description**

Subdivision Name/Property Identification: EMMANUEL UNITED METHODIST CHURCH  
 Location of property: 10755 SCAGGSVILLE ROAD, LAUREL, MD 20723  
 (Street Address and/or Road Name)

Religious Facility (Existing Use)	Religious Facility (Proposed Use)
46 (Tax Map No.)	11 (Grid/Block No.)
R-20 (Zoning District)	98 (Parcel No.)
	11.44 Ac. (Total Site Area)
	SIXTH (Election District)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

BA-10-034C&V, BA-90-66E&V, SDP-92-027 , SDP-15-067

JUSTIFICATION ATTACHED

**II. Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.1205 (a) (7)</u>	<u>STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER SHOULD BE PROTECTED</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. \*If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.

Owner's authorization attached \*

Rev. Stephanie Vader 9/3/15  
(Signature of Property Owner) (Date)

(Fee Simple Owner Only)

Frank Manalansan II 9/3/15  
(Signature of Petition Preparer) \* (Date)

Emmanuel United Methodist Church

(Name of Property Owner)

10755 Scaggsville Road

(Address)

Laurel, Md 20723

(City, State Zip Code)

E-Mail revvader@comcast.net

1-301-725-5200

(Telephone)

(Fax)

Contact Person: Reverend Stephanie Vader

Fisher Collins and Carter Inc.

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

10272 Baltimore National Pike

(Address)

Ellicott City, Md 21042

(City, State, Zip Code)

E-Mail frankm@fcc-eng.com

410-461-2855

(Telephone)

(Fax)

Contact Person: Frank Manalansan II

Waiver to SECTION 16.1205 (a) (7) retain trees 30" in diameter or larger

#### JUSTIFICATION TO REMOVE SEVEN TREES

This 11.44 acre property is identified as Parcel 98 located on Tax Map 46 of the Howard County, Maryland Tax Map Database System. Access to this Parcel is from Scaggsville Road (formerly Route 216), which borders the northeast portion of this property. Single family detached residences are located along the north and eastern boundary of this property with wooded open spaced bordering the remaining western and southwestern property lines owned by the "The Willows and of Rocky Gorge" and the "Washington Suburban Sanitary Commission" respectively. Along these same western and southwestern boundaries and a portion of the eastern boundary, perennial and intermittent streams are located.

The proposed improvements on this project have been designed to expand areas of the property previously developed, while leaving the large wooded area mostly undisturbed. Thought this strategy saves the bulk of the trees located on this property, five specimen trees have been proposed to be removed. During the engineering and planning process, two of these trees had to be removed. The trees that were removed were in bad condition and any tipping of the tree could impact the existing graves located near the base. Two of the remaining trees area also capable of becoming hazards to the existing graves. One of these trees, which was labeled as a 32" White Pine (ST-19) on the original Forest Stand Delineation Plan is now 36" in size. To the northeast of this 36" tree is another 30" White Pine, which was not a specimen tree at the time of the Forest Stand Delineation Plan, but has achieved the appellation of Specimen Tree at the time of this submission. In a similar circumstance as the 30" White Pine, the 33" Cherry Tree located near the eastern corner of the existing building was not categorized as a Specimen Tree at the time of the Forest Stand Delineation Plan, but has achieved that particular stature at the time of this plan submission. This tree is located in the most obvious spot to expand the existing structure without requiring any unnecessary disturbance to the surrounding property. Should this tree remain, a new location for the expansion of the church/school would have to occur and be impractical for the church's use. Any other area on this site would result in the removal of additional forest resources.

It should be noted that this design utilizes the existing structures and limits disturbance in a way that provides the ability to allow the bulk of this property to be encumbered with Forest Retention Conservation Easements that will allow this forest resource area to remain. This forested area will buffer the proposed improvements from two streams and ultimately the Rocky Gorge Reservoir.

Attached to this package are photographs of the Specimen Trees proposed to be removed.



## **Photos of Specimen Trees along Cemetery Boundary**



**Photos of Specimen Trees along Cemetery Boundary  
(looking towards the northeast)**



**Photo of 33" Cherry Tree**



**Photo of 33" Cherry Tree  
(looking towards the northeast)**