



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

May 17, 2010

Foster W. & Margaret Harmon
8660 Pine Road
Jessup, MD 20794

RE: WP-09-231, Nordau Subdivision, Lot 4, Section E-1, (SDP-07-064) and Lot 11 (SDP-08-113)

Dear Mr. & Mrs. Harman:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive Section 16.156(m) for submission of originals for signature within 180 days of approval of the site development plan for SDP-08-113 the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies. Also, requesting a waiver to Section 16.156(o)(1)(i) which requires that within 1 year of signature approval of the site development plan original for SDP-07-064, the developer shall apply to the Department of Inspections, Licenses and Permits for a building permit to initiate construction on the site.

Approval is subject to the following conditions:

1. Approval of SDP-07-064 is hereby extended for a one-year period from the previous deadline date of July 7, 2010 to apply for a building permit to initiate construction on the subject property or until July 7, 2011. (Per HB 921) The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses and Permits.
2. The applicant shall submit a standard red-line revision of SDP-07-064 to the Development Engineering Division for processing that adds a general note on sheet 1 referencing this waiver petition file number, request, section of the regulations and approval date of the one year extension to apply for building permits.
3. SDP-08-113 is reactivated and extended for 180 days from the June 30, 2010 state tolling date per HB-921 to submit the SDP originals for signatures or until December 27, 2010.
4. The state tolling bill per HB-921 expires on June 30, 2010, please be advised that any additional plan extension requests for this project will require the submission of a new waiver petition application for processing.

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the applicant were required to process a new site development plan for both SDP's for this property. The applicant has approved site development plans on file, which still conform to all County regulations and requirements.

Alternative Proposal

Because the project has already went through an extensive review cycle by the Subdivision Review Committee, the alternative for requiring a new site development plan is not recommended.

Not Detrimental to the Public Interest

The waiver request will not be detrimental to the public interest since the site development plans for these projects have been reviewed by the SRC agencies for compliance of the County and State regulations and was approved. Therefore, the requested extension and reactivation of SDP approval to file for building permits or resubmit the originals will not have any adverse effect on the surrounding properties where the project is located.

Will not nullify the intent or purpose of the regulations

Approval of this waiver request will not nullify the intent or purpose of the Regulations since the site development plans are in compliance with the County and State regulations and received signature approval. Therefore, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures.

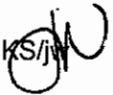
Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for the time periods specified above or as long as the site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Division Chief
Division of Land Development



cc: DED
Research
Sill Adcock & Associates
SDP-08-113
SDP-07-064