



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

Marsha S. McLaughlin, Director

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

March 4, 2010

Hopkins Hospitality Investors, LLC
c/o Star Hotels
attn: Josh Peters
7226 Lee Deforest Drive, Suite 200
Columbia, MD 21046

RE: **WP-10-104 Homewood Suites (SDP-09-055)**

Dear Mr. Peters:

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 the following two (2) sections of the Subdivision and Land Development Regulations:

Section 16.156(l)(1) of the Amended Fifth Edition – Within 180 days of approval of the site development plan, the developer shall pay all required fees to the county.

Section 16.156(m) of the Amended Fifth Edition – Within 180 days of approval of the site development plan, the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies. If the corrected originals are not submitted within 180 days of approval of the site development plan, the approval will expire and a new site development plan submission will be required.

* **Approval is subject** to the following condition:

The payment of all fees and the submission of the site development plan originals must be completed within 180 days from the approval date of this waiver. **The new deadline due date shall be August 31, 2010** for the submission of the SDP originals.

Advisories

1) Please be advised that the 2007 Stormwater Management Regulations are currently in effect but that new state regulations will go into effect May 4, 2010. Any projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will require revised plans designed to current regulations.

2) Please be advised that House Bill 921 requires local jurisdictions extend plan approvals through July 1, 2010. Should you desire to extend your deadlines in accordance with the provisions of this State Bill, you should submit a written request for reconsideration of the deadlines stipulated within this approval letter. That reconsideration request may be made without cost to you and is not subject to the time limitations stated within Section 16.104(b)(4) of the Subdivision and Land Development Regulations.

The decision of this waiver petition is based on the following justification:

Hardship:

The purpose of this waiver is to grant additional time (180 days) to submit the site development plan originals (SDP-09-055) and to pay the associated engineering review fees. The Developer had a deadline date of February 2, 2010 to submit the site development plan originals and to pay the associated engineering review fees. The owner/developer is facing a hardship due to current economic conditions in the real estate market.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the site is zoned for hotel/restaurant/conference center use and has received subdivision (final plan) approval and site development plan (SDP) approval.

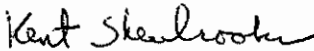
Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 180 days of receiving approval of the site development plan, the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies and to pay the required fees. The developer has met the County's minimum standards for site development plan approval and there are no unresolved issues pertaining to this plan.

* Indicate this waiver petition file number, request, section of the regulations, action, condition of approval, and date of approval on the site development plan originals and on the building permits. This requested waiver will remain valid for the period specified above.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,


Kent Sheubrooks, Acting Chief
Division of Land Development

KS/dj

cc: Research

DED

DPW- Real Estate Services

DILP

Vogel Engineering

SDP-09-055