



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

Marsha S. McLaughlin, Director

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June 7, 2010

Bob Corbett
Williamsburg Group
5485 Harpers Farm Rd, Suite #200
Columbia, MD 21044

RE: WP-10-155, Stonefield II

Dear Mr. Corbett:

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 16.144(r)(5)**, which states that, except where delay is caused by government action, failure to pay fees, post monies, sign developer agreements and major facility agreements, and provide appropriate surety within 180 days of final plan approval shall void previous approvals and the application shall be considered withdrawn, and **Section 16.144(r)(6)**, which states that, except where delay is caused by government action, failure to submit the final plat within 180 days of final plan approval shall void previous approvals and the application shall be considered withdrawn.

Approval is subject to the following conditions:

1. The Developer's Agreement must be submitted for processing, all monies posted, and all sureties posted within 120 days of the expiration of State House Bill 921 (on or before **October 28, 2010**).
2. The Final Plat must be submitted for recordation within 180 days of the June 30, 2010 expiration of State House Bill 921 (on or before **December 27, 2010**).
3. All SRC comments provided with the January 25, 2010 letter and the subsequent comments dated February 23, 2010 based on the Direct Submission to the Division of Land Development.
4. State Bill HB-921, which has been in effect for "tolling" the deadlines for development plans in the approval process will expire on June 30, 2010. Be advised that any additional requests for plan deadline extensions will require the submission of a new waiver petition application to DPZ for processing.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Due to the economic climate, the applicant is receiving unfavorable bonding options, making it difficult to secure Developer's Agreements. This explanation is consistent with several waivers currently approved for subdivisions throughout the County.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. There have been no changes to the Subdivision and Land Development code during the extended deadline timeframe. This request is in compliance with HB 921, which allows the extension of deadlines based on the economic downturn.

Will Not Nullify the Intent or Purpose of the Regulations - The granting of this waiver is consistent with State Law allowing for additional processing time for subdivisions and development plans throughout the State and within the County. The request complies with the August 18, 2009 memo from Marsha McLaughlin regarding the application of HB 921 to County deadlines.

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 until the dates specified within the condition of this waiver petition.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Acting Chief
Division of Land Development

KS/JMF

cc: Research
DED
Sill Adcock and Associates
April Robbins

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