



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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July 27, 2010

John C. Murphy
6118 Timothy Court
Columbia, MD 21044

RE: WP-10-178, Plat of Donleigh (Atholton Swim Club) (SDP-08-063)

Dear Mr. Murphy:

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(o)(1)(i)**, which requires the applicant to apply for a building permit within one-year of signature approval of the plan.

Approval is subject to the following conditions:

1. The applicant shall apply for building permits within one year of the expiration of State HB 921 (on or before June 30, 2011).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty Due to the current economic downturn, the applicant is unable complete the project. If this waiver is not granted, the applicant will be required to reapply for the site development plan as if it was a new plan and pay all fees necessary to submit a new plan. This justification is consistent with the extension of deadlines for other projects and with State Bill HB 921.

Not Detrimental to the Public Interest - See the enclosed justification statement from the applicant. 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 residential or commercial properties. Allowing the applicant additional time to submit a site development plan does not create a detriment to the public, but allows an already approved project to proceed once financing is secured.

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 no regulations have changed or are anticipated to change within the extended time period. A 1 year extension does not impact any APFO regulations for this project.

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 one year from the date specified in the the conditions of this waiver approval.

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
Al Arnold, Atholton Swim Club

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