



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

January 31, 2011

David K. Eberhart
8441 High Ridge Road
Ellicott City, MD 21043

RE: ****DATE CORRECTION LETTER****
DKE Property Lots 1, 2 & 3
WP-11-105 (F-09-068; WP-09-163 & WP-10-050)

Dear Mr. Eberhart:

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

On January 28, 2011, the Planning Director approved your request to waive Section 16.144.(q) for an additional extension of the final plan approval, to pay all fees and to submit the original mylar final subdivision plat to the Department of Planning and Zoning for signature approval and recordation. Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-068.
2. Submission of the final plat original for signature and recordation within one(1) year from the date of waiver petition approval, ****on or before January 28, 2012****.
3. The applicant is responsible for any plan processing fee changes that may have occurred since the Technically Complete letter was issued by DPZ on May 1, 2009 for F-09-068.

Justification for Recommendation:

- Extraordinary Hardship or Practical Difficulty - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new final plan.
- Not Detrimental to the Public Interests - Approval of this waiver request will not be detrimental to the public interest. It will not create incompatibility or destroy the continuity and the harmony of the existing neighborhood. Allowing the applicant additional time to submit original final plat for recordation will not be detrimental to the public since the design is not changing. The extension of time will allow the developer additional time to deal with the current economic conditions.
- 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 design of the final plan has been reviewed and approved by the County's Subdivision Review Committee. No design changes are proposed.

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 of this letter or as long as the subdivision remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pbritt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/MPB



cc: Research
Phil Thompson - Development Engineering Division
DPZ Files: F-09-068 / WP-10-050 / WP-09-163