



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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January 12, 2011

Robert Maupin  
16036 Frederick Road  
Lisbon, MD 21765

RE: WP-11-111 Lisbon Dental Center

Dear Mr. Maupin:

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 **Sections 16.156(l) and (m)** of the Howard County Subdivision and Land Development Regulations, which requires the applicant to pay all fees to the County, post all monies and/or file appropriate surety covering the developer's financial obligations for the required improvements covered under a developer's agreement or major facility agreement, and submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board (if required by the Zoning Regulations) within 180 days of receiving approval of the site development plan.

Approval is subject to the following conditions:

1. The completion of the Developer's Agreement and submission of the site development plan for Lisbon Dental Center (SDP-08-017) must be submitted within one year of the December 27, 2010 deadline date (on or before December 27, 2011). If an additional extension is required, another waiver petition must be formally submitted prior to this date.
2. The applicant is responsible for any processing fee changes that may have occurred since the Technically Complete letter was issued for SDP-08-017.
3. Subject to the Development Engineering Division's attached comments.

Our decision was made based on the following:

***Extraordinary Hardship or Practical Difficulty***

See the enclosed justification submitted by the applicant. Due to the economic down turn the applicant needs additional time to produce the securities from the bank before they can submit the required documents to the Real Estate Services Division.

***Not Detrimental to the Public Interest***

See the enclosed justification submitted by the applicant. The proposed waiver petition will not be detrimental to the public interest because the site development plan has been reviewed by the Subdivision Review Committee for compliance with all State and County regulations, and has been deemed technically complete by the Department of Planning and Zoning.

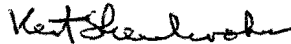
***Will not Nullify the Intent or Purpose of the Regulations***

See the enclosed justification submitted by the applicant. The proposed waiver petition will not nullify the intent of the regulations since the applicant is in the process of completing the necessary steps in order to complete the Developer's Agreements through Real Estate Services Division. No changes are proposed to the site development plan.

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 period specified in the conditions of approval.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at [jboone@howardcountymd.gov](mailto:jboone@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/TRM/jb

cc: Research  
DED  
Vanmar Associates