



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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May 4, 2011

Mr. Walter Lynch  
MI Developments (Maryland) Inc.  
455 Magna Drive  
Aurora Ontario Canada L4G7A9

Dear Mr. Lynch:

RE: WP-11-171, Laurel Park Station (S-10-004)

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(g) (3) (iii), Submission of Preliminary Plan, which requires the submission of the Preliminary Plan within 9 months of sketch plan approval. The applicant is requesting a 60 day extension to the May 4, 2011 deadline date for Phase 1.

Approval is subject to the following conditions:

1. Compliance with all Subdivision Review Committee comments for S-10-004.
2. On all future subdivision plans and site development plans, provide a brief description of waiver petition, WP-11-171, as a general note to include requests, sections of the regulations, action and date.
3. The Preliminary Plan for Phase I must be submitted within 9 months from the date of this letter on or before **February 4, 2012**. Please note that the extension deadline was extended beyond what was requested with the waiver petition application.

Our decision was made based on the following:

**Extraordinary hardship or practical difficulties which may result from strict compliance with the Regulations** - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to lose their housing unit allocations if the APFO milestone date is not met. If the waiver petition was not approved, the issued housing unit allocations will be forfeited and a new Sketch Plan would be required thus placing a hardship on the applicant.

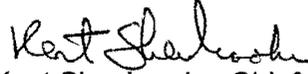
**Not Detrimental to the Public Interest** - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. The granting of the waiver petition for an extension of the APFO milestone deadline date will not change the design of the site and will not be detrimental to the public interest. The extension will allow the developer time to work with the various County and State agencies as it relates to the Tax Incentive Financing; and site design issues such as: sidewalk, deceleration lane and bus stop along U.S. Route 1; and access configuration and signal design. Build-out of the approved Sketch Plan design will require final plats and site development plans to finalize the site design and construction of the infrastructure and buildings.

**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 previously submitted sketch plan will not change.

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 or as long as this subdivision remains in active processing.

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

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

cc: Research  
DED  
Robert H. Vogel Engineering, Inc.  
S-10-004