



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 19, 2012

Julie Ann Associates, LLC
8333 Main Street
Ellicott City, MD 21043
Attn: Jim Newburn

RE: Hanover's Grant Lots 1-3
WP-12-098 (SDP-05-101)

Dear Mr. Newburn:

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).(2) -Expiration of Plan Approval**. Approval is subject to the following conditions:

1. The developer shall apply for building permits for all construction authorized on the approved site development plan (SDP-05-101) plan within 5 years of the date of the Planning Director's approval of this waiver petition (WP-12-098), **on or before January 19, 2017**.
2. Compliance with the attached comment from the Development Engineering Division.

Our decision was made based on the following:

- Extraordinary Hardship or Practical Difficulty – The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new site development plan for review and approval to site dwellings on undeveloped Lots 2 and 3.
- Not Detrimental to the Public Interests – 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. Allowing the applicant additional time to apply for building permits for Lots 2 and 3 will not be detrimental to the public since the design is not changing. The reactivation and extension of time will allow the developer additional time to deal with the current economic conditions which have adversely affected his ability to market the construction and sale of the proposed new dwellings on existing Lots 2 & 3.
- 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 site development plan has been reviewed and approved by the County's Subdivision Review Committee. No design changes are being 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 the time period specified in the conditions of approval or as long as site development plan SDP-05-101 remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



KS/JMF/MPB

cc: Research
Jayesh Pancholi – Development Engineering Division
Division of Inspections Licenses & Permits
DPZ Front Counter
Mike Riedel - Benchmark Engineering, Inc.