



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 20, 2012

Dominic Totaro
12309 Carol Drive
Fulton, Maryland 20759

RE: WP-12-104, Totaro Property (F-11-086)

Dear Mr. Totaro:

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(p)** of the Subdivision and Land Development Regulations, which states that within 120 days of final plan approval, the developer must pay all required fees to the County and shall post all monies and file appropriate surety; and **Section 16.144(q)** of the Subdivision and Land Development Regulations, which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat original to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the final plan, F-11-086.
2. The deadline date to pay all fees, post all monies and file appropriate surety is hereby extended for an additional six (6) months from the January 3, 2012 deadline date to July 1, 2012.
3. The deadline date to submit the Final Plat to the Department of Planning and Zoning is hereby extended for an additional six (6) months from the February 27, 2012 deadline date to August 25, 2012.
4. Compliance with the Development Engineering Division's comments (see attached).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The current economic climate has made it very difficult for builders and developers to obtain construction financing and surety.

Not Detrimental to the Public Interest

Approval of this waiver will not be detrimental to the public interest because there are no additional impacts to the surrounding public facilities other than those already accounted for in the previous submission and approval. The waiver request only allows additional time to complete the Developer Agreement and submit the original plat for recordation.

Will not Nullify the Intent or Purpose of the Regulations

The granting of the requested waiver would not compromise the intent of the Regulations. This waiver does not request relaxation of any technical or material subdivision or development requirements. The waiver request only allows additional time to complete the Developer Agreement and submit the original plat for recordation.

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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

cc: Research
DED
Vogel Engineering, Inc.
F-11-086