



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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February 16, 2012

Raghid Sourbaji
11825 Clarksville Pike
Clarksville, MD 21029

RE: Gill East Lots 1 & 2 (F-06-235)
WP-12-116

Dear Mr. Sourbaji:

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 February 15, 2012, the Planning Director **approved** your request to waive **Section 16.144.(p) & (q)** for a time extension for payment of fees and submission of the final subdivision plat 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 subdivision plat, F-06-235.
2. Compliance with the attached comments from the Development Engineering Division dated January 27, 2012.
3. Payment of fees and submission of the final plat original for signature and recordation within one(1) year from the date of this waiver approval (**on or before February 15, 2013**).
4. The applicant is responsible for any plan processing fee changes that may have occurred since the Technically Complete letter was issued by DPZ on January 18, 2008 for F-06-235.

Our decision was made based on the following:


- Extraordinary Hardship or Practical Difficulty and Alternative Proposal – Since the approval of this subdivision plan in May 2009, the housing market has been in a state of decline and has yet to rebound. Due to these extreme market conditions and the fact that it will be difficult to market the recorded lots, the final development costs will present an extreme hardship to the developer. The extraordinary hardship or practical difficulty involved with this waiver request would require the owner/developer to submit a new final subdivision plan once market conditions have improved.
- 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 harmony of the existing neighborhood. Allowing the applicant additional time to pay fees and submit the original final plat for recordation will not be detrimental to the public since the subdivision 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.

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 approval (until February 15, 2013) or for as long as this subdivision plan 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 *mpb*
cc: *KS* Research
Development Engineering Division
Fisher, Collins & Carter, Inc.