



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
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June 29, 2012

Ron Wildman
Granite Manor, LLC
4747 Bonnie Branch Road
Ellicott City, Maryland 21043

Re: Granite Manor, Lots 1 thru 3
Waiver Petition WP-12-171
(Site Development Plan SDP-12-008)

Dear Mr. Wildman:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.156 (k), (l) and (m) of the Howard County Subdivision and Land Development Regulations. Waiver approval would allow for re-establishment of the deadlines associated with the regulations cited for the site development plan referenced.

As of the date of this letter, the Planning Director approved your request, subject to the following conditions:

1. Petitioner shall submit a developer agreement and pay fees to the Department of Public Works, Real Estate Services Division and shall address other items listed under Step 1 of our letter of November 23, 2011 on or before May 21, 2013.
2. Petitioner shall submit the site development plan original for signature approval and shall address other items listed under Step 2 of our letter of November 23, 2011 on or before May 21, 2013.

Our decision was made based on the following justification:

Extraordinary hardship or practical difficulty may result from strict compliance with the regulations.

The petitioner would be subject to extraordinary hardship or practical difficulties if the waiver was denied and strict compliance with the relevant regulations was enforced. Waiver denial would force the petitioner to abandon the plan as being financially infeasible based on the justification provided, resulting in the plan being voided by the Department, the plan application being withdrawn, and the plan residential unit allocations being lost. Waiver denial, which again would result in limited options to the petitioner, would be inefficient and inappropriate in light of the Department's processing of similar requests in recent years.

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Waiver approval will not be detrimental to the public interest.

Waiver approval will not be detrimental to the public interest since site development (and subdivision) plans have already been processed and determined "technically complete" by the Subdivision Review Committee, and the plans comply with current applicable regulations. Waiver approval and deadline extension will have no adverse effect on the surrounding properties, the community in which the property is located, or Howard County in general.

Waiver approval 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. Approval of this waiver request will satisfy the intent of the Regulations by assisting orderly and efficient development and providing uniform procedures and standards for the processing of subdivision plans.

Indicate this waiver petition file number on all related plats and plans. This waiver will remain valid for the time period specified in the conditions of approval or as long as the site development plan remains in active processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
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