



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

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
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September 6, 2012

Robert & Mary Porter  
17706 Old Frederick Road  
Mt. Airy, MD. 21771

RE: WP-13-026 (Porter Property)  
Associated with F-12-016  
(Porter Property Lots 1 & 2 and Bulk Parcel 'A')

Dear Mr. and Ms. Porter:

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 Section 16.144(q)** which dictates that within 180 days of final plan approval, the developer shall submit the final subdivision plat mylars to the Department of Planning and Zoning for signatures and recordation.

**Approval is subject to the following conditions:**

1. The Developer shall submit final plat originals in association with F-12-016 for signature and recordation within **180 days** of the original deadline date of August 12, 2012 **on or before February 8, 2013**.
2. Provide an applicable note on the plat mylars which includes the date of waiver approval, applicable section numbers and all conditions.

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The Planning Director's decision was made based on the following:

**Extraordinary hardships or practical difficulties:**

Denial of the waiver petition would result in undue hardship because it would require the submission of a new subdivision plat. The project has already been subject to a complete subdivision review and has an established file history. The Forest Conservation Plan and Supplemental Plan were signed on April 16, 2012.

**Detrimental to the Public Interest:**

The extension of the deadline date for submitting plan originals will not be detrimental to the Public Interest. "All necessary design requirements for this development have been provided and have been approved. No public improvements are proposed or required by this project. Extension of the submission period will allow the project to come to completion without significant additional time invested by County Staff. No public safety issues will be created by this extension."

**Nullifies the Intent or Purpose of the Regulations:**


The Intent and Purpose of the Regulations have been upheld through the required review process. "Well drilling on the proposed lots is in process, but not yet complete, so well completion forms were not available by the milestone date. An extension of time to allow for the completion of the well drilling would not nullify the Regulations. All technical design issues have been addressed and the waiver is primarily a timing issue."

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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 Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at [tmaenhardt@howardcountymd.gov](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

attachment

KS/km/waivers 2012/Porter property WP-13-026 approval 9-7-12

cc: Research  
DED  
Benchmark Engineering  
F-12-016 file