



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov

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May 9, 2013

Plogger LLC
6800 Deerpath Road, Suite 100
Elkridge, Maryland 21075

RE: WP-13-157, Guilford Overlook, Lots 1-15
&
Open Space Lots 16-19 (F-11-059)

Dear Owner:

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(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. The deadline date to submit the Final Plat original to the Department of Planning and Zoning is hereby extended for an additional year from the April 21, 2013 deadline date (on or before April 21, 2014).
2. Compliance with all SRC Agency comments generated with the review of the final plan, F-11-059.
3. Add a general note on the final plat original indicating the waiver petition file number, request, approval date, and conditions of approval.
4. Any further extensions beyond the established due dates will require submission of a new waiver petition application.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Maintaining the current deadline date will force the applicant to obtain bonding and financing at very harsh terms and for a longer period of time due to the current economic conditions in the housing industry. The higher costs of developing would cause the applicant practical difficulties and extraordinary hardships.

Not Detrimental to the Public Interest

This project has been reviewed and approved and meets all the County Regulations. Granting this waiver will not be detrimental to the public interest. On the contrary, it will better serve the public interest by eliminating unnecessary duplicate review by DPZ staff.

Will not Nullify the Intent or Purpose of the Regulations

The intent of the Regulations is to provide timely processing time and predictable development process in Howard County, also, to ensure compliance with the Subdivision Regulations. This plan was approved and does comply with all of the County's Regulations. Approval of this waiver will not nullify the intent of the Regulations.

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

cc: Research
DED
Real Estate Services
RES
MBA

F-11-059