



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
TDD 410-313-2323

July 25, 2013

Dominick Tardogno
6040 Old Washington Road
Elkridge, Maryland 21075

RE: WP-13-183, Tardogno Property, Lots 1 – 5
and Non-Buildable Parcel 'A' (F-06-017)

Dear Mr. Tardogno:

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 to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. The deadline date to pay all fees, post all monies and file appropriate surety is hereby extended for an additional six months from the April 12, 2013 due date (**on or before October 9, 2013**).
2. The deadline date to submit the Final Plat to the Department of Planning and Zoning is hereby extended for an additional six months from the August 3, 2013 due date (**on or before January 30, 2014**).
3. The final plat shall be in compliance with all review comments generated with the review of the final plan, F-06-017.
4. Subject to redesigning stormwater management in accordance with the current MDE and Howard County Regulations (please see the Development Engineering comments dated July 11, 2013). This will require submission of a redline revision to the approved supplemental plan for F-06-017 to show the SWM redesign.

Review Comment – The waiver petition file number, requested section, approval date and conditions of approval shall be indicated on the final subdivision plat as a general note.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The partial release from the mortgage lender, GMAC/Ocwen, was approved in November 2012, however the applicant did not receive the official documentation until after the established DA due date. The sale and development of the unimproved lots is an essential element in securing the applicant's financial future, which will result in an extraordinary financial hardship to the applicant if the project is voided.

Not Detrimental to the Public Interest

Approval of this waiver will not have a detrimental effect on the public interests, alter the essential character of the neighborhood or impair the development of the surrounding properties as the property is being designed in accordance with the County Code and is required to be brought in compliance with the current Regulations.

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 development requirements. The waiver request is to allow additional time to complete the processing deadlines. As a condition of approval the developer will be required to comply with the Development Engineering Division comments and redesign stormwater management in accordance with the current MDE and Howard County 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 or as long as this subdivision remains in active processing.

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
Chris Rachuba