



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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July 12, 2013

Jim Morton  
Highland Holding Group  
12857 Highland Road  
Highland, MD 20777

RE: WP-13-185, Highland Inn (SDP-12-071)

Dear Mr. Morton:

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 the following sections:

- **Section 16.156(k):** The developer shall execute all developer agreements concurrently with the approval of the site development plan.
- **Section 16.156(l):** The developer shall pay all fees and post all financial obligations within 180 days of receiving plan approval.
- **Section 16.156(m):** Within 180 days of technical approval, the developer shall submit the original mylar plans for signature approval.
- **Section 16.156(o)(2):** If the developer does not apply for building permits within one year of signature approval, the plan shall expire and a new SDP plan will be required. Please note this section is not applicable at this time until the plan receives signature approval.

Approval is subject to the following conditions:

1. The Developer's Agreement must be submitted on or before **October 15, 2013**. In anticipation of the Division of Land Development reactivating the plan, the Developer's Agreement has already been accepted by Real Estate Services and is being circulated for signature and execution by the County.
2. The Site Development Plan originals must be submitted on or before **October 15, 2013** for signature approval. In anticipation of the Department of Planning and Zoning reactivating the plan, the originals have already been accepted by the Division of Land Development and are being circulated for signatures and final approval.
3. A well completion report must be received by the Health Department for consideration of signature approval of SDP-12-071. See attached memo from the Department of Health.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** – All technical issues have been addressed, but it took longer than anticipated for the owner to obtain a development bond after several cost overruns. The SDP originals could not be submitted without the receipt from Real Estate Services indicating that the Developer's Agreement was accepted. To not approve the waiver would require the owners to submit a new site development plan after substantially completing the process.

**Not Detrimental to the Public Interest** – There are no changes to the approved Site Development Plan and the plan still meets or exceeds all current County standards and regulations. The developer has already designed the site using the 2007 Stormwater Management Regulations and no other regulations have changed that would affect this project.

**Will Not Nullify the Intent or Purpose of the Regulations** – The owners are prepared to meet required obligations to construct the project in a timely manner, which is the purpose of the statutory deadlines. The Developer's Agreement has been submitted to the County and the SDP originals have also been submitted. Both are circulating for signature and final approval. This waiver will not nullify this intent, and would allow more expedient progress of this progress than starting with a new site development plan.

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 site development plan remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF



cc: Research  
DED  
Real Estate Services  
SDP-12-071