



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

August 6, 2013

David Paplauckas
6532 Montgomery Road
Elkridge, MD. 21075

RE: WP-14-007 (Samuel's Grant)
Related to F-13-042 (Samuel's Grant-
Lots 1-25, O.S. Lots 26-29, Buildable Bulk Parcel 'A'
And Non-Buildable Bulk Parcels 'B' and 'C'.)

Dear Mr. Paplauckas:

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(o), Section 16.144(p) and Section 16.144(q)** which establish deadline dates to submit final construction drawings, to submit payment of fees, to post financial obligations and to submit final subdivision plats.

Approval is subject to the following conditions:

1. The developer must submit the Final Construction Drawings in association with F-13-042 within **two years** of July 22, 2013 (**on or before July 22, 2015**).
2. The developer must complete any applicable Developer's Agreements and pay any remaining DPW fees in association with F-13-042 within **2 years** of September 20, 2013 (**on or before September 20, 2015**).
3. The developer must submit **final plat originals** in association with F-13-042 for signature and Recordation within **2 years** of November 19, 2013 (**on or November 19, 2015**).
4. Contact Carol Stirn at (410) 313-2350 to set up a submittal appointment for the Construction Drawings and Final Plat mylars within this allotted time period. **The applicant is responsible for any processing fee charges that may have occurred since the last submittal associated with F-13-042. Developer Agreements and Declaration of Covenants are processed through Real Estate Services (410-313-2330).**

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 for the Paplauskus family as they would be responsible for addressing all outstanding liens in excess of \$600,000.00. These are funds that the family indicates they do not have and would not have prior to recordation of the plat and submittal of associated documents, should these steps in the process have to occur prior to August 20, 2015.

Detrimental to the Public Interest:

Per the consultant's justification, "the public interest will be served to a greater extent as the property will be allowed to develop, albeit the development would be delayed. The development of the property will help continue to energize the economy and help surrounding property values."

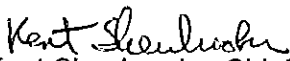
Nullifies the Intent or Purpose of the Regulations:

Per the applicant's justification, waiver approval would not nullify the Intent or Purpose of the Regulations because "the obligation of the submission of final construction plans, developer's agreements and the submission of the plat are not to be waived completely, just delayed. The necessary allocations required for this development have already been approved and accounted for."

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.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/tkm/waivers 2013/Samuel's Grant WP-14-007 approval

cc: Research
DED
Carman Associates
FCC
S. & K. Will
F-13-042 file