



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)  
FAX 410-313-3467  
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September 25, 2013

Ms. Rosalie Welsh  
4738 Ilchester Road  
Ellicott City, MD 21043

RE: WP-14-027 (Locust Chapel)  
(related to S-06-006, "Locust Chapel")

Dear Ms. Welsh:

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(g)** which establishes a deadline date for the submittal of a preliminary plan within 4 months of sketch plan approval for subdivisions of 50 or fewer housing units.

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

1. The developer must submit a Preliminary Plan or Preliminary Equivalent Sketch Plan for Locust Chapel, Section II within 180 days of the current milestone date of November 1, 2013 (on or before April 30, 2014).
2. Contact Carol Stirn at (410) 313-2350 to set up a submittal appointment for a Preliminary Plan or Preliminary Equivalent Sketch Plan associated with Locust Chapel, Section II within the allotted time period.

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

**Extraordinary hardships or practical difficulties:**

Per the applicant's justification, "the housing market has been depressed during the construction of Section I, which resulted in the extension of the timeline for the completion of Section I and the continuation of development activities into Section II. In addition, several problems were encountered during construction of Section I, which affected the activities on the area of Section II, including grading, utilities construction and construction of roadway connections into Section II. Design work on Section II cannot begin until roadway and utility "tie-in" issues have been resolved." The property owner is also considering selling Section II to a different homebuilder based on difficulties she has had with the purchaser of Section I. Finding a new developer/homebuilder will require additional time to finalize a design and contract.

**Detrimental to the Public Interest or Nullifies the Intent or Purpose of the Regulations:**

Waiver approval would not be Detrimental to the Public Interest nor Nullify the Intent or Purpose of the Regulations because the obligation to submit a Preliminary Plan is not to be waived completely, just

delayed. The necessary allocations required for this development have already been approved and accounted for.

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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

attachments

KS/TKM/waivers 2013/Locust Chapel WP-14-027 approval 9-25-13

cc: Research  
DED  
RES  
S-06-006 file