



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

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November 25, 2013

Diana Gupta
10610 Vista Road
Columbia MD 21046

RE: WP-14-050 Second Addition to Holiday Hills, Lot 36

Dear Ms. Gupta:

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 section of the Subdivision and Land Development Regulations:

Sections 16.156(o)(1)(i) of the Amended Fifth Edition – Within 1 year of signature approval of the site development plan original, the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site.

Approval is subject to the following two (2) conditions:

- 1) An application for building permits to commence construction on Lot 36 shall be applied for through the Department of Inspections, Licenses and Permits on or before **November 8, 2014**.
- 2) The applicant is advised that the Division of Land Development will not accept additional requests for extensions, unless a formal Waiver Petition application is submitted.

Justification for Recommendation:

Hardship:

The purpose of this waiver is to grant additional time to apply for a building permit to construct one single-family detached house that was approved by a Site Development Plan (SDP-12-020). The lot owner had a deadline date of November 8, 2013 to apply for a building permit. The owner has indicated that she is undergoing what she describes as an “extreme challenge” in selling Lot 36 to a homebuilder due to existing marketing conditions.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. A Site Development Plan was approved a year ago (November 9, 2012) and the site met all County regulations for site development. The voiding of this plan and the submission of a new SDP would not yield a different finished product.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justification, approval of this waiver request will not nullify the intent of the Regulations which requires that the developer/builder, within 1 year of signature approval of the site development plan, to apply for building permits to initiate construction on site. There are no outstanding issues that remain with this plan, in respect to site plan review.

Indicate this waiver petition subsequent permits that shall be required by the Department of Inspections, Licenses and Permits.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Sheubrooks for KS".

Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research
DED
MBA