



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  
TDD 410-313-2323

January 27, 2014

Jorge Gonzalez  
MD & VA Milk Producers South  
1985 Isaac Newton Square West  
Reston, VA. 20190

RE: WP-14-076 (MD & VA Milk Producers)  
(associated with F-09-061)

Dear Mr. Gonzalez:

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 **denied** your request to waive **Section 16.144(p) and Section 16.144(q)** for the submission of developer's agreements, payment of fees, posting of financial obligations and the submission of final subdivision plat mylars.

**Denial was based on the following reasons:**

1. The applicant's agent has submitted essentially the same exact justification for every waiver (7 in total) to Sections 16.144(p) and 16.144 (q) in association with F-09-061.
2. Neither the applicant nor applicant's agent has provided any evidence of putting forth a "good faith effort" to move this project forward. It does not appear that any action has occurred since Final Construction Drawings for F-09-061 were signed on May 3, **2010**.
3. Neither the applicant nor applicant's agent has provided a justifiable timetable to move this project to completion and building permit stage. Although the applicant's justification contends that "the project may easily be constructed in accordance with approved plans within a 12-month period to be able to meet the SWM regulations deadline date of May 4, 2017, no evidence has been provided to uphold that statement.
4. The Planning Director granted only a brief extension with WP-14-039 to determine if the applicant would show initiative to continue to move this project forward on to completion. This did not occur nor did the applicant or applicant's agent contact the Director's Office to set up a meeting to discuss any outstanding issues or hurdles.
5. In accordance with the attached DED comments dated January 22, 2014.

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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

attachment

KS/tkm/waivers 2014/MD & VA Milk Producers WP-14-076 approval 1-27-14

cc: Research  
DED  
RES  
DDC-Lori Cunningham  
Nick Danos  
James Erbacher  
Douglas Isokait  
F-09-061 file