



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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October 21, 2014

Barry Mehta
CBM LLC
5551 Oakland Mills Road
Columbia, MD 21045

RE: WP-14-154, Shadowbrook Downs

Dear Mr. Mehta:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations. On October 20, 2014, the Planning Director **denied** your request to waive Section 16.144(m): Requirement that if the Department of Planning and Zoning (DPZ) or the Subdivision Review Committee (SRC) indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Denial was based on the following reasons:

1. **Waiver petition action was deferred in order to provide the developer an opportunity to meet with the Department of Public Works and establish a timeline of when water and sewer can reasonably be brought within the area of the subdivision so that this subdivision can obtain service. A letter was sent to the developer on August 25, 2014 with the requirement to provide additional information to the Department of Planning and Zoning by October 9, 2014. To the best of our knowledge, no meeting has been scheduled with the Department of Public Works, and the requested additional information has not been submitted to this department.**
2. The sewer line easement issue continues to prevent this project from moving forward. Due to the numerous extensions granted for this site to date due to this issue, it would be more appropriate for the applicant to request a reactivation of the final plan once the capital project is approved and water and sewer is constructed to a location accessible to the site (please note that acknowledging a future waiver petition request does not guarantee its approval at that time).

Indicate this waiver petition file number, request, section of the regulations, action, and date on all future sketch plans, plats, site development plans, and building permits.

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

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/JMF

cc: Research
DED
Real Estate Services
F-13-114

