



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

November 6, 2014

Mr. Walter Lynch
TSG Developments (Maryland) LLC
1058 Jefferson Street
Washington, DC 20007

Dear Mr. Lynch:

RE: WP-15-001, Laurel Park Station (P-11-004)
(Reconsideration Request)

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(k) (3)(i) – Submission of Final Plan**, which requires the submission of the Final Plan within 4 months of preliminary plan approval. **Section 16.1106(d) – Milestone – timing for Residential Projects:** For residential projects, each milestone occurs: 50 or fewer housing units 4 months after starting date; 51 – 100 housing units 6 months after starting date; 101 + housing units 9 months after starting date, and **Section 16.1106(e) - Milestones – Timing for Non-Residential Projects:** For non-residential projects, each milestone occurs 9 months after the starting date. The applicant is requesting a reconsideration to extend the Phase 1 deadline from October 30, 2014 to January 15, 2015.

Approval is subject to the following conditions:

1. The Site Development Plan and/or associated Final Plan for Phase 1 must be submitted to the Department of Planning and Zoning within 75-days from October 30, 2014 or **(on or before January 15, 2015)**.
2. Previous Conditions 2, 3 and 4 for WP-15-001 from the DPZ letter date July 30, 2014 are still applicable.

Our decision was made based on the following:

Extraordinary hardship or practical difficulties which may result from strict compliance with the Regulations - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to lose their housing unit allocations if the APFO milestone date is not met. If the waiver petition was not approved, the issued housing unit allocations will be forfeited and a new Sketch Plan would be required thus placing a hardship on the applicant. The developer received their MDE permit on November 4, 2013 and it currently waiting for their approval from the U.S. Army Corps. As part of MDE's permit approval, the developer is adjusting their development scheme within the affected area. Once the development scheme has been established, the project engineer will begin the design of the required site development plan. In addition to the development component, a bypass storm drainage system must be designed to accommodate the drainage from Davis Avenue and the drainage swale adjacent to the CSX railroad right-of-way.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. The granting of the waiver petition for an extension of the APFO milestone deadline date will not change the design of the site and will not be detrimental to the public interest. The waiver request does not request a relaxation in the design regulations; therefore, the approval of this waiver request will not be detrimental to the public.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this waiver request will not nullify the intent or purpose of the regulations since the design of the previously submitted sketch plan will not change.

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 this letter.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
Vogel Engineering
P-11-004