



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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November 4, 2014

Zhiwei Yu
9022 Labrador Lane
Ellicott City, Maryland 21042

RE: WP-15-048, Centennial Choice

Dear Mr. Yu:

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(r)(3) of the Subdivision and Land Development Regulations, which indicates that if additional information needed for plan approval is not provided within 45 days of request the plan shall be denied.

Approval is subject to the following conditions:

1. The deadline date to resubmit the final plan for review and approval to the Department of Planning and Zoning is hereby extended an additional 45 days from the date of this letter (**on or before December 19, 2014**).
2. Compliance with all agency comments generated with the review of the final plan, F-14-112.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

This was the first plan the consultant processed via the County's electronic plan review system, ProjectDox. The consultant did not have a clear understanding of the ProjectDox procedures and therefore was unaware of the deadline date to resubmit the plan. It would be a time consuming hardship and economic hardship on the applicant if he had to resubmit a new final plat for review.

Not Detrimental to the Public Interest

Approval of this waiver will not have a detrimental effect on the public interests, alter the essential character of the neighborhood or impair the development of the surrounding properties as the property is being designed and reviewed in accordance with the County Code.

Will Not Nullify the Intent or Purpose of the Regulations

The granting of the requested waiver would not compromise the intent of the Regulations. This waiver does not request relaxation of any development requirements. The waiver request is to allow additional time to resubmit the final subdivision plan for review and approval by the Department of Planning and Zoning.

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 or as long as this subdivision remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb

cc: Research
DED
Charles Crocken
F-14-112 (PDox)