



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

October 24, 2014

John P. McDaniel
13032 Highland Road
Highland, MD. 20777

RE: WP-15-050 (McDaniel Property)
[Associated with F-14-021]

Dear Mr. McDaniel:

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(p) and 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.

Approval is subject to the following conditions:

1. Waiver approval is subject to the following conditions:

1. The developer must complete Developer's Agreements and pay any remaining DPW fees in association with F-14-021 within **90 days** from waiver approval (**on or before January 22, 2015**).
2. The developer must submit final plat originals in association with F-14-021 for signature and recordation within **90 days** of January 1, 2015 (**on or before April 1, 2015**).
3. Contact Carol Stirn at 410-313-4351 to set up an original plan submittal appointment within the allotted time period. The applicant is responsible for any processing fee changes that may have occurred since the "technically complete" letter was issued for F-14-021.
4. In addition to addressing any and all remaining changemarks, update the Title Block on the plat mylars for F-14-021 to reference BOTH Tax Map 34, Grid 22 and Tax Map 40, Block 4, Parcels 117 and 78 (Lot 29).

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

The waiver petition requires that the applicant demonstrate that extraordinary hardships or practical difficulties may result from strict compliance with the regulations or that the regulations may be served to a greater extent by an alternative proposal. The applicant contends that a hardship would result if the waiver was not approved because the applicant would be required to begin the subdivision process over and this would be a hardship for various reasons including time delays, costs, and additional coordination with the Maryland Historic Trust (MHT) and the Health Department. Per the most recent justification, "the remaining well drilling is in process and if successful the plat will be modified as needed to reflect actual well locations. Secondly, the bank is required to sign off on the subdivision which is currently being resolved. Lastly, the Health Department has requested the construction be completed regarding

reconstruction of the septic system serving the guest house and tack room. All of these issues are currently being addressed and will be resolved in the near future."

Detrimental to the Public Interest or Nullifies the Intent or Purpose of the Regulations:

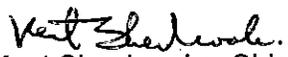
The approval of this waiver would not be detrimental to the public interest or nullify the intent or purpose of the regulations because the waiver does not provide relief to any technical or material aspects of the Subdivision and Land Development Regulations, it merely asks for an extension of time to complete remaining requirements. The project has already undergone a full review by all required SRC agencies. The extension provides the time required to successfully complete the installation of the required wells and reconstruct the septic system, which is in the best interest of the Public.

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.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

attachment

KS/tkm/waivers 2014/McDaniel Property WP-15-050 approval 10-24-14

cc: Research
DED
RES
Vogel Engineering
F-14-021 file