



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

January 29, 2014

Beazer Homes
8965 Guilford Road #290
Columbia, MD 21046

RE: WP-15-091, High Ridge Meadows, Section 2
(F-14-023)

Dear Sir or Madam:

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(q)**, which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation. The applicant is requesting a 60-day time extension of the January 5, 2015 deadline date for submission of the final plat originals for signature and recording.

Approval is subject to the following conditions:

1. The plat must be submitted for recordation on or before **March 6, 2015**.
2. Please add a note to the F-14-023 plat with the waiver petition file number, purpose, decision, date of decision and any conditions of approval.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty: The applicant previously received two extensions based on government delay due to finalizing a 3rd party agreement for the construction of improvements to the stormwater management pond for the adjoining subdivision. The 3rd party agreement is now complete and executed by the County. The developer is now finalizing the Application of Lien Certification and associated paperwork in preparation of the submission of the plat originals.

Implementation of Alternative Proposal: Missing the deadline to submit the plat would void the plan and the plan would be required to go back to preliminary equivalent sketch plan phase. This would be costly and time consuming for the developer and County alike and would not result in an improvement to the plan. It would also further delay the improvements to the adjoining subdivision's stormwater management. Furthermore work has commenced on this site with the signature of the Road Construction Drawings.

Not Detrimental to the Public Interest: This waiver petition requests for a brief extension of time for the submission of the originals, as required by the APFO law to keep projects with tentative allocations moving through the plan process. There are no changes to the plan itself or any relaxation of the regulations governing the construction of this site. The plan deadline extension of 60 days will not substantially delay the timeline for this project.

Will Not Nullify the Intent or Purpose of the Regulations - The granting of this waiver will not nullify the intent of this regulation. As stated above, the purpose of the deadlines within the regulations is to keep projects moving

through the plan review process as part of the APFO. The deadline extension requested will not substantively impact the timing of construction for this project.

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 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
Vogel Engineering
F-14-023