



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

April 15, 2015

Villages at Turf Valley
1925 Old Valley Road / PO Box 280
Stevenson, MD 21153

RE: WP-15-114, Villages at Turf Valley
(SDP-10-026) Phase I, Section 2, Lots 1-62

Dear Applicant:

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 16.156(o)(1)(ii)**.

Approval is subject to the following conditions:

1. Petitioner shall apply to the Department of Inspections, Licenses and Permits for building permits for all construction authorized by the Site Development Plan SDP-10-026 on or before March 22, 2016. Failure to meet the application deadline shall cause respective plan approvals to expire. A new site development plan submission will be required in accordance with Subsection 16.156(m) of the Code.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The applicant would experience extraordinary hardships and practical difficulties with the development of the property due to the current market conditions. The Petitioner has not been able to sell six (6) of the single family attached lots in the designated two-year timeframe. Additionally, because many of the lots were purchased in a relatively short amount of time, most of the Petitioner's construction resources have been allocated to the building of the purchased lots. The Petitioner has made a significant investment of resources with the planned goal of timely development of the property. Denial of this waiver would have caused the SDP to expire and require the site development plan submission phase to be repeated. Requiring the resubmission of the SDP would create further delay in the Petitioner's ability to further develop and sell the remaining lots.

Implementation of an Alternative Proposal - Alternatively, the Petitioner pursued a waiver of the Regulations in order to extend the deadline for application of building permits by one year. This was in order to allow for construction resources to be allocated to the proposed lots. The Petitioner made this request only as to lot numbers 39, 40, 42, 43, 60, and 61. Building permits for all other single-family attached units were previously obtained.

Not Detrimental to the Public Interest - Approval of this waiver request will not be detrimental to the public interest. The relevant plans have been reviewed, found compliant with applicable regulations, and approved. Extension of the submission deadline will have no adverse effect on the adjacent properties, neighboring communities or Howard County as a whole. The health, safety, and general welfare of the

public would be promoted by not requiring the Petitioner to seek a building permit for buildings that could sit idle and empty for an unknown period of time.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of the waiver request shall not nullify the intent of the regulations. Approval of this Waiver Petition will better fulfill the purposes of the Regulations by supporting orderly, efficient and integrated development of Turf Valley. Approval will also allow the Petitioner to expend its resources towards developing the subject property in lieu of redundant plan submissions. Denial of the requested Waiver Petition; however, would subject the Department of Planning and Zoning staff to redundant plan reviews.

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 site development plan remains in active processing.

If you have any questions, please contact Dave Boellner at (410) 313-2350 or email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/

cc: Research
DED
Real Estate Services
Sang Oh
Marc Norman
Paul Kendall
Frank Martin
Helen Carey
Linda Spencer
Benchmark Engineering