



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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May 28, 2015

Rajesh & Vibha Pubbi
10830 Hunting Lane
Columbia, MD 21044

RE: WP-15-143 Holiday Hills (Sec. 5 Lot 101)
(SDP-13-034)

Dear Mr. & Mrs. Pubbi:

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)(i)** of the Howard County Subdivision and Land Development Regulations, which states that the Developer must apply for building permits within one year of signature approval of the site development plan or the plan shall expire and a new site development plan submission will be required. The applicant is requesting that SDP-13-034 be extended an additional one year.

Approval is subject to the following conditions:

1. The developer has one additional year from the previous deadline date until May 6, 2016 to apply for building permits SDP-13-034.
2. As part of the grading permit application, the developer will be required to post \$1200.00 of surety to ensure the completion of their landscaping obligation of four (4) shade trees for this project. A copy of the approved landscape plan must accompany the grading permit application. This department will perform an inspection to verify installation of the required plant materials. This inspection will occur on or about November 1, 2016. Should your landscaping be installed prior to the date, you may contact this office in writing to request an earlier inspection date and to forward the required one (1) year plant warranty.
3. Advisory Comment: General Note 24 on the approved Site Development Plan states that it was determined that this project met the criteria outlined in the MDE Stormwater Management Regulations for implementation and acceptance of the 2000 Design Criteria and was granted a waiver on November 30, 2012; however, this plan is subject to the expiration of the SWM waiver unless all stormwater management is constructed by May 4, 2017.
4. It is recommended that the applicant should submit a redline revision to DED for processing to update the Site Development Plan. The update will consist of showing the two (2) approved waivers (WP-14-112, and WP-15-143) and conditions.

Our decision was made based on the following:

1. **Extraordinary Hardship or Practical Difficulty**
 - ❖ Extraordinary hardship or practical difficulty would result if the developer is required to submit a new site development plan and pay all the associated fees.
2. **Approval will not be Detrimental to the Public Interest**

- ❖ Approval of this waiver request will not be detrimental to the public interest since the site development plan has already been processed and has received approval from the County agencies. The requested one (1) year time extension will not have an adverse effect on the surrounding properties and the community where the property is located.

3. Approval will not Nullify the intent or Purpose of the Regulations

- ❖ There have been no significant policy or regulation changed since the signature approval of the Site Development Plan. Approval of this requested time extension will not nullify the intent or purpose of the regulations. Additionally, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of plan processing procedures.

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 until May 6, 2015 or as long as the building permit is active.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/PBF/RJ

cc: Research
DED
Real Estate Services
Stephanie Tuite- FCC