



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

November 4, 2015

Kathleen Carter
6551 Freetown Road
Columbia, MD 21044

RE: WP-16-054 Property of James & Audrey King- Lots 5-7 (F-14-097)

Dear Ms. Carter:

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)** which states that within 120 days of receiving approval of the final plan the developer shall pay all required fees to the County and post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements and **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 & Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. The developer shall execute Developer Agreements, post sureties and pay all required fees to the Department of Public Works, Real Estate Services **within 90 days** of this waiver approval (**on or before February 2, 2016**).
2. The submission of final plat originals associated with F-14-097 (Property of James & Audrey King- Lots 5-7) must be submitted to the Department of Planning & Zoning **within 90 days** of the date of this waiver approval (**on or before February 2, 2016**).

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Audrey King, owner of the property, was the driving force behind the resubdivision of the property under F-14-097, together with her daughter, Kathleen Carter. Mrs. King passed away on January 21, 2015 and her passing has been difficult for the family. Due to her mother's passing, Mrs. Carter has had to bring her brother, Bruce King, up to speed about the resubdivision of the property, processing, documents requiring signature, etc. This waiver is being requested to allow her brother more time to review all the paperwork and be involved with the resubdivision of the property. By voiding this resubdivision and requiring a new final plan per the Regulations, it would be an extraordinary hardship for the owners of the property.

Not Detrimental to the Public Interest

Approval of this waiver will not be detrimental to the public interests since the resubdivision has already been reviewed by the Subdivision Review Committee agencies and only a short extension of time is requested to complete the Developer's Agreements and pay the required fees. This resubdivision was approved with a family member exemption to APFO with regard to allocations, so the extension will have no effect on the existing pool of allocations for this region.

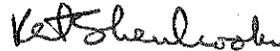
Will not nullify the intent or purpose of the regulations

Approval of this waiver request will not nullify the intent of the Regulations because this resubdivision has been reviewed to be in compliance with the Regulations and only a short extension of time is requested to complete the Developer's Agreements and pay required fees. The unfortunate passing of the owner of the property has made it difficult for the deadlines to be met and an extension of time is necessary to complete the final processing of the resubdivision.

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 Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services
FCC
F-14-097