



Howard County Department Of Planning And Zoning

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

Valdis Lazdins, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

November 30, 2015

1318 Company LLC
attn: Jim Coleman
10400 Auto Park Ave.
Bethesda MD 20817-1006

RE: **WP-16-058 Coleman Fiat (SDP-15-004)**

Dear Mr. Coleman:

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 the following section of the Subdivision and Land Development Regulations:

Section 16.156(m) of the Amended Fifth Edition - Within 180 days of approval of the site development plan, the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board (if required by the Zoning Regulations).

Approval is subject to the following two (2) conditions:

- 1) Within 60 days from the November 2, 2015 due date, the developer/owner shall complete the DPW Developer's Agreement process and submit the SDP originals for SDP-16-052 on or before **January 1, 2016**.
- 2) Indicate this waiver petition file number (WP-16-058), section of the regulations, request, action, conditions of approval and approval date as a general note on sheet 1 of SDP-15-004 on SDP originals.

The decision of this waiver petition is based on the following justification:

Hardship:

The purpose of this waiver is to extend the 180 day APFO deadline date to submit the SDP originals so that the petitioner can obtain the correct title report of the subject property and for the bank to revise the Letter of Credit to satisfy the DPW Developer Agreement requirements. The petitioner has a deadline date of November 2, 2015 to satisfy the Developer's Agreements and to submit the SDP originals, but has since indicated that additional time is needed due to the reasons stated above.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the site has received a technically complete approval with no further plan review comments to address.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 180 days of receiving SDP approval, to satisfy the Developer's Agreements and to submit the SDP originals. No site plan changes have been proposed and the plan remains in compliance with all regulations. The petitioner understands that the approved SDP must remain compliant with all County site development regulations and procedures.

* Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date of approval on the site development plan originals. **This requested waiver will remain valid for the time period specified in the approval conditions or as long as the site development plan remains in active processing.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj
cc: Research
DED
Vogel Engineering