



## Howard County Department Of Planning And Zoning

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

Marsha S. McLaughlin, Director

[www.co.ho.md.us](http://www.co.ho.md.us)  
FAX 410-313-3467  
TDD 410-313-2323

April 15, 2010

Mr. Rob Jones  
Belle Grove Corp.  
4024 Belle Grove Road  
Baltimore, MD 21225

RE: WP-10-114, Euclid Corners, Parcel A, Lots 1276-1278 and Open Space Lot 1279  
(SDP-06-022)

Dear Mr. Jones:

The Director of the Department of Planning and Zoning considered your request for waivers from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive Subdivision Sections:

1. 16.156(o)(2), and reactivated SDP-06-022 to "approved plan" status, after not complying with Subdivision Section 16.156(o)(1)(i), which resulted in the voiding of the plan approval of SDP-06-022, and;
2. 16.156(o)(1)(i), and granted a one (1) year extension from the date of this letter until 04/15/11 to apply for the building permits for the commercial bldg. and at least 1 SFD unit to initiate construction on the site, and;
3. 16.156(o)(1)(iii), and granted a five (5) year extension from the date of this letter until 04/15/15 to apply for all of the building permits for all SFD units construction authorized by the approved site development plan, SDP-06-022.

Approval of this waiver petition is subject to compliance with the following conditions of approval:

1. The Petitioner/developer or builder shall apply for the building permits for the commercial bldg. and at least 1 SFD unit to initiate construction on the site within one (1) year from the date of this letter, by 04/15/11, or SDP-06-022 shall become void, and;
2. The Petitioner/developer or builder shall apply for the building permits for all SFD units construction authorized by the approved site development plan, SDP-06-022 within five (5) years from the date of this letter, by 04/15/15, or SDP-06-022 shall become void.

Justification for the approval recommendation for this waiver petition:

1. The enclosed justification submitted by the Petitioner/developer.
2. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the current economic downturn, and the current poor commercial and housing markets.

April 15, 2010  
WP-10-114, Euclid Corners  
Page 2

3. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not waive the above cited Regulations, but merely allows additional time to comply with them when the economy, and the commercial and housing markets improve.


Indicate this waiver petition file number, request, section of the regulations, action, condition of approval, and date in a detailed note on sheet 1 of related plan, SDP-06-022.

This waiver petition approval will remain valid until:

1. 04/15/11 for the Petitioner/developer or builder to apply for the building permits for the commercial bldg. and at least 1 SFD unit to initiate construction on the site, or SDP-06-022 shall become void, and;
2. 04/15/15 for the Petitioner/developer or builder shall apply for the building permits for all SFD units construction authorized by the approved site development plan, SDP-06-022 or SDP-06-022 shall become void.

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at [mantol@howardcountymd.gov](mailto:mantol@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Acting Chief  
Division of Land Development

<sup>KS</sup>  
KS/MA/WP10114.appr.ltr.  
cc: Research  
DED  
SDP-06-022  
Benchmark Engineering, Inc.  
Bob Frances, Plan Review Division, DILP  
Real Estate Services, DPW