



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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FAX 410-313-3467
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July 22, 2010

Lutfi On
12143 Clarksville Pike
Clarksville, MD 21029

RE: WP-11-005, Lutfi's International Salon and Spa
(SDP-07-121)

Dear Mr. On:

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 **Sections 16.156(o)(1)(i)**, which requires the applicant to apply for a building permit within one-year of signature approval of the plan, and **16.156(o)(2)**, which states that the site development plan shall expire if the developer does not submit for a building permit within one year of the site development plan approval.

Approval is subject to the following conditions:

1. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within one year of the date of this letter (**on or before July 22, 2011**).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Due to the economic climate, the applicant had difficulty obtaining loans from financial institutions. This explanation is consistent with several waivers currently approved for subdivisions throughout the County.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties.

Will Not Nullify the Intent or Purpose of the Regulations - This waiver simply extends the time to apply for building permits and does not waive any technical requirements of the plan.

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 specified in the conditions of this waiver.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Acting Chief
Division of Land Development

KS/JMF

cc: Research
RBA Group
SDP-07-121