



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
FAX 410-313-3467
TDD 410-313-2323

December 16, 2010

Mr. Frank Federico
5551 Oakland Mills Road
Columbia, MD 21045

RE: WP-11-042, Elkridge Crossing, Phase 1, 96 SFA units and 32 apt. units, Parcels A-E (SDP-04-017); Elkridge Crossing, Phase 2, Parcels A-E, 66 SFA units, 32 apt. units, commercial building D and hotel building E (SDP-06-078) reconsideration request of 12/10/10

Dear Mr. Federico:

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

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

- A. 16.156(o)(2), and reactivated SDP-04-017/Phase 1 to "approved plan" status, after not complying with Subdivision Section 16.156(o)(1)(ii), which resulted in the expiration of the plan approval of SDP-04-017, and;
- B. 16.156(o)(1)(ii), and granted a two year extension from the date of this letter until 12/16/12 to apply for all of the building permits for all of the construction shown on SDP-04-017/Phase 1, and;
- C. 16.156(o)(1)(ii), and granted a two year extension from the extended deadline date of 07/07/11 (per WP-09-215) until 07/07/13 to apply for all of the building permits for all of the construction shown on SDP-06-078/Phase 2.

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

1. The Petitioner/developer or the builder shall apply for all of the building permits for all of the construction shown on reactivation and approved, SDP-04-017/Phase 1, on or before 12/16/12.
2. The Petitioner/developer or the builder shall apply for all of the building permits for all of the construction shown on approved, SDP-06-078/Phase 2, within two years from the previous extended deadline date of 07/07/11 (per WP-09-215), on or before 07/07/13.
3. See the attached DED advisory comments of 10/13/10.

Indicate this waiver petition file number, reconsideration requests, sections of the regulations, action, conditions of approval, and date in a detailed note on sheet 1 of related plans, SDP-04-017 and SDP-06-078 SDP-07-055. The approval of this waiver petition will remain valid until 12/16/12 to

December 16, 2010

WP-11-042, Elkridge Crossing, Phases 1 and 2, reconsideration request

Page 2

apply for all of the building permits for all of the construction shown on approved SDP-04-017/Phase 1, and until 07/07/13 to apply for all of the building permits for all of the construction shown on approved, SDP-06-078/Phase 2.

Justification for the recommendation of approval for this waiver petition reconsideration request:

1. The enclosed justification submitted by the Petitioner.
2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations, because its approval will result in the final completion of a community of great importance to its residents and Howard County.
3. When considering that many of the residential units, the office building and much of the infrastructure have been constructed/installed, and the current economic climate, financial regulations and housing market, undo hardships and practical difficulties would result from strict compliance with the Regulations.

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

Sincerely,


Kent Sheubrooks, Acting Chief,
Division of Land Development

KS/MA/WP11042.reconsider.appr.ltr.

cc: Research
DED
SDP-04-017
SDP-06-078
Mehta Charaluta Trust
Mildenberg, Boender and Associates, Inc.
Cindy Hamilton, Chief, DOPSAZA