



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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November 8, 2010

Watkins Choice
11208 Ridermark Row
Columbia, MD. 21045

RE: WP-11-056 (Watkins Choice-Phase I and Phase 2)

Dear Interested Parties:

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 16.144(p) and Section 16.144(q) which establish deadline dates to submit Developer's Agreements, submit payment of fees, post financial obligations and submit the final subdivision plat.

Approval is subject to the following conditions:

1. The Developer must submit Developer's Agreements and any remaining DPW fees and sureties in association with F-08-179 and F-09-035 within 1 year of October 28, 2010 (on or before October 28, 2011) and shall submit final plat originals in association with F-08-179 and F-09-035 for signature and recordation within 1 year of December 27, 2010 (on or before December 27, 2011).

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new subdivision plat. No site changes would occur with a new subdivision plat or submittal. The project has already been subject to complete subdivision review and has an established file history. Per the application, the "owners have experienced difficulty in securing financing due to the current volatile market" and would "suffer extreme hardship both financially and personally without time to resolve these issues". See also the justification provided by the consultant dated October 15, 2010.

Detrimental to the Public Interest:

The extension of deadline dates for the paying of fees, signing developer's agreements and submitting plan originals will not be detrimental to the Public Interest. The subdivision has already been approved. See also the justification provided by the consultant dated October 15, 2010.

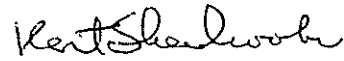
Nullifies the Intent or Purpose of the Regulations:

All SRC review agencies have approved the subdivision and therefore the Intent and Purpose of the Regulations have been upheld through the required review process. Per the applicant's justification, "the approval of the waiver allows the owner to fully comply with the Regulations in the difficult economy, thereby not nullifying the Regulations". See also the justification provided by the consultant dated October 15, 2010.

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 stated in the above condition.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development

KS/TKM/waivers 2010/Watkins Choice WP-11-056 approval

Enclosure

cc: Research
DED
LDE