



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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January 6, 2011

Charles and Jean Fritsch
6 Rocky Glen Court
Brookeville, MD. 20833

RE: WP-11-098 (The Springs at Glenwood)

Dear Mr. and Mrs. Fritsch:

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 **Section 16.144(k)** which requires the submission of a final plan in accordance with the approval of the Preliminary Equivalent Sketch Plan.

Approval is subject to the following conditions:

1. The developer must submit Final Plans in association with Phase I of SP-09-005 (The Springs at Glenwood) within 1 year of December 27, 2010 (**on or before December 27, 2011**). The developer will be responsible for any processing fee changes that have occurred since the "Technically Complete" letter was issued for SP-09-005.
2. Subject to compliance with the attached DED comments dated 1/4/11.

NOTE: This waiver does not affect the APFO milestone date for Phase II of SP-09-005 (The Springs at Glenwood). The Final Plan for Phase II must be submitted between July 1, 2012 and November 1, 2012.

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 preliminary equivalent sketch plan proposal resulting in additional/duplicate reviews by applicable SRC agencies. Per the consultant, "the justification is based on the current economic climate and various constraints and challenges associated with obtaining loans, bonds and letters of credits from various banks. The additional time will be used to investigate alternative banking solutions."

Detrimental to the Public Interest:

The extension of deadline dates for the submission of Final Plans for Phase I will not be detrimental to the Public Interest. See also the justification provided by the consultant dated November 19, 2010.

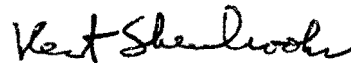
Nullifies the Intent or Purpose of the Regulations:

All SRC review agencies will be provided the opportunity to review the Final plans for Phase I and therefore the Intent and Purpose of the Regulations will be upheld through the required review process. See also the justification provided by the consultant dated November 19, 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 based on the dates outlined in the above conditions.

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

CH/tmaenhardt/waivers 2010/The Springs at Glenwood WP-11-098 approval 1-6-11

cc: Research
DED
FCC