



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

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February 3, 2011

Lutheran Village at Miller's Grant  
300 St. Luke Circle  
Westminster, MD. 21158  
ATTN: Roy Chiavacci

RE: WP-11-113 (Lutheran Village at Miller's Grant) associated  
with F-10-083 (Lutheran Village at Miller's Grant)

Dear Mr. Chiavacci:

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(r)(1)(ii)** which states that barring government delay, a project that misses the deadline for final plan submission shall be voided and the application for plan approval shall be considered withdrawn.

**Approval is subject to the following condition:**

1. The developer must submit revised plans in association with F10-083 within 45 days of this waiver approval (**on or before March 20, 2011**).
2. All conditions outlined by the Development Engineering Division must be met.

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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 plat of easement resulting in additional/duplicate reviews by applicable SRC agencies. The project has already been subject to review and has an established file history.

**Detrimental to the Public Interest:**

The extension of deadline dates for reactivation of the plat and the submission of revised plans will not be detrimental to the Public Interest. The project must complete the full review process and granting of the waiver request is contingent on conditions unique to the project and will not constitute a granting of any special privilege to the applicant.

**Nullifies the Intent or Purpose of the Regulations:**

All SRC review agencies will be provided the opportunity to review the revised plans and therefore the Intent and Purpose of the Regulations will be upheld through the required review process.

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This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this subdivision remains in active processing.

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

Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/TKM/waivers 2011/Lutheran Village at Miller's Grant approval WP-11-113

cc: Research  
DED  
Christopher Consultants  
SDP-08-075 file  
F-10-083 file