



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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February 3, 2011

Ron Wildman
4747 Bonnie Branch Road
Ellicott City, Maryland 21043

Re: Granite Manor
Waiver Petition WP-11-118
(Final Plan F-09-008)

Dear Mr. Wildman:

The Director of the Department of Planning and Zoning considered your request for a waiver of the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director approved your request to waive Subsections 16.144(p), 16.144(q), 16.144(r)(5), and 16.144(r)(6) of the Howard County Code. Waiver approval allows the plan to remain active and allows for extension of plan submission deadlines.

Approval is subject to the following conditions:

1. Petitioner shall post surety and execute a Deed of Forest Conservation Easement and a Forest Conservation Agreement for proposed forest conservation areas **on or before October 28, 2011**.
2. Petitioner shall submit to the DPZ the final plat original for signature and recordation and address other items listed under Step 2 of our letter of February 26, 2009 **on or before December 27, 2011**.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Extraordinary hardships or practical difficulties may result if, as a result of the petitioner having failed to submit information by the relevant deadlines, the final plan was voided by the Department and the petitioner required to submit and process a new final subdivision plan for this project. The Department has processed the existing subdivision plan (F-09-008) on file, the plan is "technically complete", and the supplemental forest conservation plan has received signature approval. The existing subdivision plan complies with all current applicable regulations. Additionally, inability on the part of the petitioner to obtain financing in order to post surety and execute the required developer agreement remains a hardship, justifying waiver approval and extension of deadlines.

Not Detrimental to the Public Interest

Waiver approval will not be detrimental to the public interest since subdivision plans have already been processed and determined "technically complete" by the Subdivision Review Committee, and the plans

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comply with current applicable regulations. Waiver approval and deadline extension will have no adverse effect on the surrounding properties and the community in which the property is located.

Will Not Nullify the Intent or Purpose of the Regulations

Approval of this waiver request will not nullify the intent or purpose of the regulations. Approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in plan and waiver approval procedures.

Indicate this waiver petition file number on all related plats and site development plans. **This waiver will remain valid until December 27, 2011, provided all conditions are met.**

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by e-mail at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
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