



Howard County Department Of Planning And Zoning
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Marsha S. McLaughlin, Director

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May 11, 2011

Mr. Rob Jones
Belle Grove Corp.
4024 Belle Grove Road
Baltimore, MD 21225

RE: WP-11-163, Euclid Corners, Parcel A, Lots 1276-1278 and Open Space Lot 1279
(SDP-06-022)

Dear Mr. Jones:

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

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

1. 16.156(o)(1)(i), and granted a one (1) year extension from the previous deadline date of 04/15/11 until 04/15/12 to apply for the building permits for the commercial bldg. and at least 1 SFD unit to initiate construction on the site, and;
3. 16.156(o)(1)(iii), and granted a one (1) year extension from the previous deadline date of 04/15/15 until 04/15/16 to apply for all of the building permits for all SFD units construction authorized by the approved site development plan, SDP-06-022.

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

1. The Petitioner/developer or builder shall apply for the building permits for the commercial bldg. and at least 1 SFD unit to initiate construction on the site by the extended deadline date of 04/15/12, or the approval of SDP-06-022 shall expire in accordance with Subdivision Section 16.156(0)(2).
2. The Petitioner/developer or builder shall apply for the building permits for all SFD units construction authorized by the approved site development plan, SDP-06-022 by the extended deadline date of 04/15/16, or the approval of SDP-06-022 shall expire in accordance with Subdivision Section 16.156(0)(2).
3. Indicate this waiver petition file number, section of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of SDP-06-022 the next time an approved red-line revision change is made to the plan originals.

Justification for the approval recommendation for this waiver petition:

1. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the current economic downturn, and the current poor commercial and housing markets.

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2. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not waive the above cited Regulations, but merely allows additional time to comply with them when the economy, and the commercial and housing markets improve, and SDP-06-022 complies with all other applicable Regulations.

This waiver petition approval will remain valid in accordance with the above cited extended deadline dates.

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/MA/WP11163.appr.ltr.

cc: Research
DED
SDP-06-022
Benchmark Engineering, Inc.
Bob Frances, Plan Review Division, DILP
Real Estate Services, DPW
Cindy Hamilton, Chief, DPSZA