



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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November 29, 2011

Ms. Brenda Gay Mercer
11208 Ridermark Row
Columbia, MD. 21044

RE: WP-12-070 (Watkins Choice)
Associated with F-08-179 (Watkins Choice-Phase 1)
and F-09-035 (Watkins Choice-Phase 2)

Dear Ms. Mercer:

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 condition:

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, 2011 (**on or before October 28, 2012**) 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, 2011 (**on or before December 27, 2012**).

Our 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 "" owner has previously submitted and received signature approval of the project's Road Construction and Public Water and Sewer Construction documents. Denial of the waiver would require the owner to completely restart the Final Subdivision Process".

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 and all construction documents have been submitted and have received signature approval from the required County agencies.

Nullifies the Intent or Purpose of the Regulations:

The Intent and Purpose of the Regulations have been upheld through the required review process. Per the applicant's justification, "the owner is requesting additional time to post financial sureties and record the Plat due to the depressed real estate market".

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 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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/tkm/waivers 2011/Watkins Choice approval WP-12-070 11-29-11

cc: Research
DED