



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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December 2, 2011

Mr. Regis Dvorsky
3325 Jennings Chapel Road
Woodbine, MD 21797

RE: WP-12-073, Chapel Meadows (SP-08-018)

Dear Mr. Dvorsky:

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

On December 1, 2011, the Planning Director **approved** your request to waive **Section 16.144(k)**, which states that if the Preliminary Equivalent Sketch Plan is approved, the developer shall submit to the Department of Planning and Zoning a final plan that is in accordance with the approved preliminary equivalent sketch plan, in accordance with Section 16.147 of the Subdivision Regulations, and within the appropriate milestones.

Approval is subject to the following conditions:

1. The final plat for Phase II must be submitted **on or before November 1, 2012**. Contact Carol Stirn at (410) 313-2350 to set up a new final plat appointment within this allotted time period.
2. This project was approved under the 2000 MDE Stormwater Management Regulations. Be advised that the final construction plans must be approved by May 4, 2013 and the SWM facilities must be constructed by May 4, 2017. Otherwise, in accordance with the attached DED comments, the grandfather status shall expire and the SWM shall be redesigned to meet the current MDE stormwater management regulations. Please see the attached DED comments

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Due to the current economic climate and pervasive poor lending environment, the applicant has not had readily available the financial resources necessary continue with the project. This explanation is consistent with several waivers currently approved for subdivisions throughout the County. The additional time will be used to investigate alternative banking solutions. The preliminary sketch plan otherwise is still feasible and meets applicable regulations.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential or commercial properties.

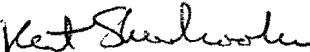
Will Not Nullify the Intent or Purpose of the Regulations - The granting of this waiver is consistent with other waivers allowing for additional processing time for subdivisions and development plans throughout the

County. This waiver is regarding processing time only; the plat must remain in compliance with all other County regulations.

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 Jill Manion-Farrar at (410) 313-2350 or email at ifarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 

cc: Research
DED
Andrea LeWinter, Taylor Legal
SP-08-018