



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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November 22, 2011

Nadu A. Taukli, MD
13603 Gilbride Lane
Clarksville, MD 21029

RE: Property of Nadu A. Taulki Revocable Trust
Proposed Lots 1 and 2
WP-12-074

Dear Dr. Taukli:

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) & (q) of the Subdivision and Land Development Regulations which requires the payment of fees and posting of financial obligations within 120 days and the submission of the final plat original within 180 days of the final plan approval.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-11-071.
2. Completion of payment of fees and posting of financial obligations within 6-months of the date of approval of this waiver request (**on or before May 22, 2012**).
3. Submission of the final plat original for signature and recordation within 6-months of the date of approval of this waiver request (**on or before May 22, 2012**).

Our decision was made based on the following justification for recommendation:

- Summary of the extraordinary hardship or practical difficulty resulting from strict compliance with the regulations: The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new final subdivision plan.
- Not Detrimental to the Public Interests: 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 properties. Allowing the applicant additional time for the payment of fees and posting financial obligations and to submit the original final plat for recordation will not be detrimental to the public since the design is not changing. The extension of time will allow the developer additional time to obtain approval from the current lien holder (JP Morgan Chase Bank, N.A.) and to deal with current economic conditions. The original lien holder was Quicken Loans, Inc., however, they transferred the note to JP Morgan Chase Bank, N.A. As a result, the County had to draw up new documents. On October 17, 2011, JP Morgan Chase Bank, N.A. informed the Developer to allow 4-6 weeks to complete their approval.

- Approval Will not Nullify the Intent or the Purpose of the Regulations: The design of the final plan has been reviewed and approved by the County's Subdivision Review Committee; therefore, approval of this waiver request will not nullify the intent or the purpose of the Regulations. No design changes are proposed.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and building permits. This requested waiver will remain valid for the time specified in the conditions of approval or as long as this subdivision remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pfendlay@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/MPB 

cc: Research
Jim Witmer – Development Engineering Division
Real Estate Services Division, DPW
Shanaberger & Lane
DPZ File # F-11-071