



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

December 22, 2011

Mr. Khanh Q. Ly  
2470 Trailing Ivy Way  
Buford, GA 30519

RE: WP-12-083, Tang Property,  
Waiver Petition Approval

Dear Mr. Ly:

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 Section 16.144 (q) of the Subdivision and Land Development Regulations for an extension of the deadline date to submit the final plat original for signature and recordation.

Approval is subject to the following conditions:

1. The original Final Plat shall be submitted to the Department of Planning and Zoning one year from the current deadline date of December 27, 2011 (**on or before December 27, 2012**). Contact Carol Stirn at (410) 313-2350 to set up a new original plat appointment within this allotted time period.

The applicant is also advised that the 2007 Stormwater Management Regulations are in effect. Any projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will be required to submit revised plans designed to current regulations in accordance with the attached DED comments.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - Due to the economic climate, the applicant had difficulty obtaining a Letter of Credit from the bank and is concerned about the climate of the new home market. 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.

**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 plan remains in active processing.

If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at [jehartner@howardcountymd.gov](mailto:jehartner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

 KS/TKM/JH

cc: Research  
DED  
Annette Merson, Zoning  
Fisher, Collins, and Carter, Inc.  
DPZ File# F-08-066  
DPZ File# WP-12-083