



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

January 10, 2012

John Clime  
T&J Lawn Services, Inc.  
15751 Bushy Park Road  
Woodbine, Maryland 21797

RE: WP-12-086, T&J Lawn Services  
(SDP-10-090)

Dear Mr. Clime:

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 16.156(k), (l) & (m)** of the Subdivision and Land Development Regulations, which states that within 180 days of receiving approval of the site development plan the developer shall pay all required fees to the County and post all monies and/or file appropriate surety covering the developer's financial obligations for the required improvements, and shall submit the original Mylar plans for signature approval.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the site development plan, SDP-10-090, and compliance with the conditions outlined in the Board of Appeals Case, BA-09-009C.
2. The deadline date for the Developer to pay all required fees to the County and post all monies and/or file appropriate surety covering the developer's financial obligations for the required improvements, and to submit the **original Mylar plans** for signature approval is hereby extended for an additional 180 days from the November 29, 2011 due date (**on or before May 27, 2012**).
3. In conformance with Section 131(l)(2) of the Zoning Regulations an approved conditional use shall not commence until the site development plan is approved, all required building permits are issued, and the site conforms substantially to the conditional use plan. The applicant shall be advised that in recognition of the Zoning Regulation requirements for the operation of a Conditional Use, every effort must be made to complete the developer's agreement process and signature of the site development plan originals within the extended deadline date indicated by condition #2 above. The applicant shall be advised that additional plan extensions beyond May 27, 2012 may not be considered.

Our decision was made based on the following:

***Extraordinary Hardship or Practical Difficulty***

The financial hardship of the current economic conditions, and the delay and extreme cost for the engineers to develop the SDP has resulted in an extraordinary hardship for the Developer/Owner.

***Not Detrimental to the Public Interest***

Approval of this waiver will not be detrimental to the public interest because there are no additional impacts to the surrounding public facilities other than those already accounted for in the previous submission and approval.

***Will not Nullify the Intent or Purpose of the Regulations***

The intent of the Regulations will be met by the continued progress towards the completion of this project. The SDP has been reviewed and approved in compliance with the Howard County Regulations. The waiver is required so the developer can continue to process the plan in accordance with County Regulations and requirements.

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 (**on or before May 27, 2010**).

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JB:jb  
cc: Research  
DED  
SDP-10-090