



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 3, 2012

A. Shams Pirzadeh  
805 Stags Head Road  
Towson, MD 21286

RE: WP-12-092, Shams Subdivision

Dear Mr. Pirzadeh:

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 (q) of the Subdivision and Land Development Regulations, which states that within 120 days of receiving approval of the final plan, the developer shall pay all fees to the County, post all monies and/or file appropriate surety covering the developer's financial obligations for the required public or private improvements covered under a developer's agreement, and within 180 days, submit the original mylar plat to the Department of Planning and Zoning for all signatures and recordation.

Approval is subject to the following conditions:

1. The Developer's Agreement shall be submitted to the Department of Public Works, Real Estate Services within one year from the previous due date of December 8, 2011 (on or before December 8, 2012).
2. The original Final Plat shall be submitted to the Department of Planning and Zoning one year from the previous due date of February 6, 2012 (on or before February 6, 2013). Contact Carol Stirn at (410) 313-2350 to set up a new original plat appointment within this allotted time period.
3. Please note that if all stormwater management facilities are not constructed by May 4, 2017 the Stormwater Management approval shall expire and a redesign of the stormwater management shall be required. Please see the attached DED comments.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** – The applicant is requesting a further extension to the Developer's Agreement and Final Plat Originals due date based on continuation of the current state of the economy and the associated decline of real estate values. The uncertainties of the real estate market and the banking industry's relative inability to invest in land development has not changed for this project as of this date. This explanation is consistent with several waivers currently approved for subdivisions throughout the County.

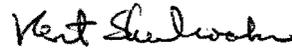
**Not Detrimental to the Public Interest** - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. Waiver approval will not be detrimental to the public interest because subdivision plans have already been processed and approved for this project.

***Will Not Nullify the Intent or Purpose of the Regulations*** - The granting of this waiver is consistent, does not impact any site design issues, but instead only extends the allowable processing time. The project must otherwise remain in compliance with all applicable County regulations. The extension of deadlines due to the economy is consistent with many other waivers approved throughout the County.

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.

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  
RES  
DED  
F-10-081