



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

January 17, 2012

Robert Maupin
16036 Old Frederick Road
Woodbine, MD 21797

RE: WP-12-100, Lisbon Dental Center (SDP-08-017)

Dear Mr. Maupin:

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 16.156 (l) and (m)** of the Subdivision and Land Development Regulations, which, state that within 180 days of receiving approval of site development 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 improvements covered under a developer's agreement or major facility agreement, and submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board (if required by the Zoning Regulations).

Approval is subject to the following conditions:

1. The completion of the Developer's Agreement and submission of the site development plan for Lisbon Dental Center (SDP-08-017) must be submitted within one year of the December 27, 2011 deadline date (on or before December 27, 2012). If an additional extension is required, another waiver petition must be formally submitted prior to this date.
2. The applicant is responsible for any processing fee changes that may have occurred since the Technically Complete letter was issued for SDP-08-017.
3. Subject to the attached comments from the Development Engineering Division.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Due to the economic downturn, the applicant had difficulty obtaining financing to complete the project. The applicant needs additional time to produce the securities from the Bank necessary as part of the Developer's Agreement and payment of fees. This hardship is consistent with the difficulties many applicants are facing in completing their projects.

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. Allowing the applicant additional time to submit a site development plan


original does not create a detriment to the public, but allows an already approved project to proceed once the necessary paperwork is completed.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this waiver request will not nullify the intent or purpose of the regulations since the site development plan is still in compliance with all applicable regulations. The extension of deadlines per this waiver petition is consistent with the extensions granted for a multitude of projects submitted with 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 or as long as this site development plan 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
Vanmar Associates
SDP-08-017