



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

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January 13, 2012

Granite Manor, LLC  
4747 Bonnie Branch Road  
Ellicott City, Maryland 21043

Re: Granite Manor  
Waiver Petition 12-101  
(Final Plan F-09-008)

Dear Sirs:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.144(p) and 16.144(q) of the Howard County Code. Waiver approval would allow for re-establishment of the deadlines by which a Deed of Forest Conservation and a Forest Conservation Agreement must be executed and final subdivision plat originals submitted to this Department.

As of the date of this letter, the Planning Director approved your request, subject to the following conditions:

1. Petitioner shall execute a Deed of Forest Conservation Easement and a Forest Conservation Agreement for the proposed forest conservation area **on or before October 28, 2012.**
2. Petitioner shall submit to the DPZ the final plat original for signature and recordation and shall address other items listed under Step 2 of our letter of February 26, 2009 **on or before December 27, 2012.**

Our decision to approve the waiver was made based on the following justification:

*Extraordinary hardship or practical difficulty may result from strict compliance with the regulations.*

The petitioner would be subject to extraordinary hardship or practical difficulties if the waiver was denied and strict compliance with the relevant regulations was enforced. Waiver denial would force the petitioner to either: 1) execute documents relating to the forest conservation areas and submit plat originals for signature and recordation, resulting in devalued lots having no builders, or 2) abandon the plan as being financially infeasible based on the justification provided (and verified by Census Bureau data), resulting in the plan being voided by the Department, the plan application being withdrawn, and the plan residential unit allocations being lost. Waiver denial, which again would result in limited options to the petitioner, would be inefficient and inappropriate in light of the Department's processing of similar requests in recent years.

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*Waiver approval will not be detrimental to the public interest.*

Waiver approval will not be detrimental to the public interest since subdivision plans have already been processed and determined "technically complete" by the Subdivision Review Committee, and the plans comply with current applicable regulations. Waiver approval and deadline extension will have no adverse effect on the surrounding properties, the community in which the property is located, or Howard County in general.


*Waiver approval 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. Approval of this waiver request will satisfy the intent of the Regulations by assisting orderly and efficient development and providing uniform procedures and standards for the processing of subdivision plans.

Indicate this waiver petition file number on all related subdivision plans, plats and site development plans. This waiver remains valid for the time periods specified in the conditions of approval.

Should you have any questions please contact David Boellner by telephone at 410-313-3956 or by e-mail at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research  
DPZ, DED  
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