



## Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

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January 5, 2012

Greenebaum Properties, Inc.  
attn: Mark Bennett  
Suite 300, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208

RE: **WP-12-105 Maple Lawn Farms, Westside District, Area 2**  
(F-12-021)

Dear Mr. Bennett:

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 the following sections of the Subdivision and Land Development Regulations:

**Section 16.144(o) and 16.144p(1),(2)** of the Amended Fifth Edition – Within 60 days of receiving approval of the final plan the developer shall submit the final construction drawing originals to the Department of Planning and Zoning for signature. Within 120 days of receiving approval of the final plan the developer shall pay all required fees to the County and if subject to a developer agreement or major facility agreement, shall post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements.

**Approval is subject** to the following condition:

- 1) The submission of the Final Construction Drawing plan originals must be submitted to DPZ within **45 days** from the approval letter for this waiver petition (**on or before February 19, 2012**). The Developer's Agreement and payment of fees is extended for 45 days from February 10, 2012 deadline date until **March 26, 2012**.

**The decision of this waiver petition is based on the following justification:**

Hardship:

The purpose of this waiver is to grant additional time (45 days) to fulfill the plan submission deadlines as outlined in the final plan approval letter dated October 13, 2011. The Developer had a deadline date of December 12, 2011 to submit the Final Construction Drawings and a due date of February 10, 2012 to submit the DPW Developer's Agreement. The owner/developer will endure an unnecessary hardship should a new plan have to be re-submitted that would consist of no changes from the previously approved plan.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the site is zoned for mixed use and has received subdivision (final plan) approval.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 60 days of final plan approval, the developer shall submit the Final Construction Drawings for signatures and within 120 days of receiving approval of the final plan, 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.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on the final plat and all subsequent related plans/plats. **This requested waiver will remain valid for the periods specified in the above conditions or as long as the final plat (F-12-021) remain in active processing.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/dj

cc: Research

DED

GLW

File: F-12-021