



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

Marsha S. McLaughlin, Director

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January 27, 2012

Charles and Jean Fritsch
2902 Roxbury Mill Road (MD Route 97)
Glenwood, MD. 21738

RE: WP-12-108 (The Springs at Glenwood)
(associated with SP-09-005)

Dear Mr. and Mrs. Fritsch:

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 16.144(k)** which requires the submission of a final plan in accordance with the approval of the Preliminary Equivalent Sketch Plan.

Approval is subject to the following conditions:

1. The developer must submit Final Plans in association with Phase I of SP-09-005 (The Springs at Glenwood) within 180 days of December 27, 2011 (**on or before June 24, 2012**). The developer will be responsible for any processing fee changes that have occurred since the "Technically Complete" letter was issued for SP-09-005.
2. Subject to compliance with the attached DED comments dated 1/12/12.

NOTE: This waiver does not affect the APFO milestone date for Phase II of SP-09-005 (The Springs at Glenwood). The Final Plan for Phase II must be submitted between July 1, 2012 and November 1, 2012.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new preliminary equivalent sketch plan proposal resulting in additional/duplicate reviews by applicable SRC agencies. Per the consultant, "due to the current economic climate, the applicant has had difficulty obtaining loans and financial commitments from various banks and should this waiver petition be denied, the housing allocations for this project will be lost".

Detrimental to the Public Interest:

The extension of deadline dates for the submission of Final Plans for Phase I will not be detrimental to the Public Interest because "it will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties."

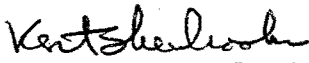
Nullifies the Intent or Purpose of the Regulations:

The design of the previously submitted plan has not changed. In addition, all SRC review agencies will be provided the opportunity to review the Final plans for Phase I and therefore the Intent and Purpose of the Regulations will be upheld through the required review process.

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 subdivision remains in active processing.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

attachment

CH/tmaenhardt/waivers 2010/The Springs at Glenwood WP-12-108 approval 1-27-12

cc: Research
DED
FCC