



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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February 13, 2012

Chetan Mehta Irrevocable Trust
5551 Oakland Mills Road
Columbia, MD. 21045

RE: WP-12-112 (Elkridge Crossing)
Associated with F-12-001 (Elkridge Crossing:
Lots 1-36, O.S. Lot 37 and Bulk parcel "F")

Dear Interested Parties:

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(q)** which dictates that within 180 days of final plan approval, the developer shall submit the final subdivision plat mylars to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

The Developer shall submit final plat originals in association with F-12-001 for signature and recordation within 180 days of January 30, 2012 (**on or before July 28, 2012**).

2. Any redesign of the approved final plan to revise lot sizes, arrangement, and/or road design will require that this project be placed back into a revised plan submission with the "technically complete" status rescinded.

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 subdivision plat. The project has already been subject to complete subdivision review and has an established file history. Per the applicant's justification, "to date we have been unable to fully engage a single builder for the lots. By not having a specific builder for the project, the lot sizes may be subject to change depending on architecture, which may require a re-submission if necessary".

Detrimental to the Public Interest:

The extension of the deadline date for submitting plan originals will not be detrimental to the Public Interest. The subdivision has already been approved.

Nullifies the Intent or Purpose of the Regulations:

The Intent and Purpose of the Regulations have been 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

KS/tkm/waivers 2012/Elkridge Crossing WP-12-112 approval 2-13-12

cc: Research
DED
Frank Frederico
F-12-001 file