



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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FAX 410-313-3467
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February 14, 2012

Guild Development, LLC
4609 Learned Sage Court
Ellicott City, MD 21042
Attn: Joyce Ramelmeier

RE: Guilford Landing Lots 1-3 & Open Space Lot 4
WP-12-113 (F-09-064)

Dear Ms. Ramelmeier:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

On February 10, 2012, the Planning Director **approved** your request to waive **Sections 16.144.(p) & (q)** of the Subdivision Regulations which establishes subdivision process deadline dates for the developer to complete their obligation of payment of fees and posting of financial sureties and for the submission of the final plat for signatures and recordation.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-064.
2. Payment of Fees and posting of financial obligations and submission of the final plat original for signature and recordation within one(1)-year from the date of this waiver petition approval, **on or before February 10, 2013.**
3. The applicant is responsible for any plan processing fee changes that may have occurred since the Technically Complete letter was issued by DPZ on October 22, 2010 for F-09-064.

Our decision was made based on the following:

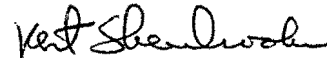
- Extraordinary Hardship or Practical Difficulty - The extraordinary hardship or practical difficulty involved with not granting this waiver request would result in voiding final plan, F-09-064. This action would require the developer to submit a new final plan for County agency review and approval.
- Not Detrimental to the Public Interests - Approval of this waiver request will not be detrimental to the public interest. It will not create incompatibility or destroy the continuity and the harmony of the existing neighborhood. Allowing the applicant additional time to pay all fees, to post required financial sureties and to submit the original final plat for recordation will not be detrimental to the public since the design is not changing. The extension of time will allow the developer additional time to deal with the current economic conditions.

- 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 design of the final plan has been reviewed and approved by the County's Subdivision Review Committee. No design changes are proposed.

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 one year from the date of approval or as long as this subdivision remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pfendlay@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/MPF 

cc: Research
Development Engineering Division
Real Estate Services Division
VanMar Associates, Inc.
DPZ File # F-09-064