



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  
TDD 410-313-2323

February 3, 2012

Meadowlark, LLC  
Attn: Mark Pritchett  
P.O. Box 434  
Hanover, MD 21076

RE: WP-12-114, Nordau Subdivision, Lots 55-56,  
Section "G" (SDP-08-102)

Dear Mr. Pritchett:

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 16.156(O)(1)(i)* of the Subdivision Regulations which states "within 1 year of signature approval of the site development plan original the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site"; *Section 16.156(O)(2)* If the developer does not apply for building permit as required by Paragraph (1) of this Subsection, the site development plan shall expire and a new site development plan submission will be required. The waiver request is to reactivate the SDP plan approval and to extend the approval period for 1 year to apply for a building permit.

Approval is subject to the following conditions:

1. Compliance with the attached comments from the Development Engineering Division.
2. The owner/builder shall apply for a building permit to initiate construction on the site by the extended 1 year deadline date (on or before February 3, 2013) from the date of the waiver petition approval letter.
3. Add a general note on the SDP that indicates the waiver petition file number, section of the regulations, request and extended approval date the next time an approved red-line revision is made on the plan originals.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Due to the current economic climate, which has affected the sale of the lots, strict compliance with the regulations would result in extraordinary hardship since the project has already been through an extensive review through the Subdivision and Land Development process. Requiring the applicant to go through site development plan process again would create unnecessary time and effort and cause practical difficulties and hardship

Alternative Proposal

Submission of a new site development plan will create an extraordinary hardship as the plans would have to be resubmitted with new fees and re-circulated through the County for review even though the subdivision plan has not been altered, thereby wasting County resources and creating an unnecessary

additional expense for the applicant. The SDP has an established file history and has been through previous review cycles and has received approval by the SRC agencies.

Not Detrimental to the Public Interest


Approval of the waiver request will not alter the essential character of the neighborhood and will not impair the appropriate use or development of the surrounding properties. Furthermore, the proposed subdivision of the land has not been altered under SDP-08-102.


Will not nullify the intent or purpose of the regulations – The granting of this waiver will not nullify the intent of these regulations as the additional time requested is for obtaining a building permit. Therefore, approval of this waiver request will satisfy the Intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures.

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 this letter or as long as this site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS  
cc:  Research  
DED  
MBA