



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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May 7, 2012

MRJL LLC/Taylor Village family
4100 College Avenue
Ellicott City, MD. 21043

RE: WP-12-152 (Weaver's Court)
(associated with F-09-036: Weavers Court; Lots 1-10, future Lot 11, Open Space Lots 12-16 and Non-Buildable Bulk Parcel 'A')

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 (m)** which establishes timelines (45 days) for the submission of revised plans.

Approval is subject to the following conditions:

1. The developer must submit revised plans in association with F-09-036 within one year of April 5, 2012 approval (**on or before April 5, 2013**).
2. Within 30 days of waiver approval (**on or before June 7, 2012**), the consultant must submit a current waiver exhibit for F-09-036 which depicts Lots 1-11, Open space Lots 12-16 and non-buildable bulk parcel 'A'.

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 plat and Plan. Per the applicant's justification, "the Weavers Court project has allocations and school APF approval for 10 units. If the project is not maintained in active processing those allocations and school approval would go void. Since the middle school serving this area is closed-the new project would be placed on the waiting list. Stopping the processing of plans while the newly combined project is on the school waiting list would create a severe economic hardship and would make the new approach unworkable. By extending the time for revised plans, the newly proposed combined project can be prepared (and approved) with phasing so that the initial phase can use the approved allocations and school reservation and the remainder of the lots would be designated as a second phase to be approved only upon passing all APF tests".

Detrimental to the Public Interest/ Nullifies the Intent or Purpose of the Regulations:


The extension of deadline dates for the submission of revised plans will not be detrimental to the Public Interest or Nullify the Intent or Purpose of the Regulations. Per the applicant's justification, "the alternative proposal will serve the regulations to a greater extent. By combining the properties, the

entrance of Weavers Court on to College Avenue could be relocated to a location with better sight distance along College Avenue. This new location would also enhance the coordination with the DPW capital project associated with repairs to College Avenue". According to the consultant, the alternative design, would remove several constraints to construction of the capital project. "The combined parcels provide a better opportunity to design usable lots located with proper orientation to College Avenue, a scenic road. The new project would incorporate the new stormwater management requirements and would better orient the open space to enhance the development as well as provide for dedication to the Patapsco State Park holdings." The Intent and Purpose of the Regulations will be further 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-DED
KS/TKM/Waivers 2012/Weavers Court approval WP-12-152

cc: Research
DED
J. Rutter
Vogel Engineering
F-09-036 file
SP-12-003 file (Autumn Overlook)