



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 22, 2012

Duncan Slidell
BA Waterloo Condominium, LLC
7850 Walker Drive, Suite 400
Greenbelt, MD 20770

RE: WP-12-154, Shipley's Grant, Phase
IV, Parcel E-4 (SDP-10-087)

Dear Mr. Slidell:

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)**, which states that 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; and **Section 16.156(o)(1)(ii)**, which states that for single family attached and non-residential development, the developer shall apply for building permits for all construction authorized by the approved site development plan within 2 years of signature approval.

Approval is subject to the following conditions:

1. Within 1 year of the date of the waiver petition approval (**on or before May 22, 2013**), the developer shall apply to the Department of Inspections, Licenses, and permits for building permits to initiate construction on the site.
2. Within 2 years of the date of the waiver petition approval (**on or before May 22, 2014**), the developer shall apply for building permits for all construction authorized by the approved site development plan.
3. The approval is subject to comments issued by the Development Engineering Division (attached).
4. All SRC comments for the site development plan must be addressed.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – The applicant requests this waiver based on the sluggish economy and its impact on home sales and mortgages. In addition, this phase has significant infrastructure costs due to a public road stream crossing. Currently, the County is still routinely granting extensions based on the sluggish economy and the impacts to the housing market.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding

properties. There have been no changes to the Subdivision and Land Development code during the extended deadline timeframe that would affect the status of this project.

Will Not Nullify the Intent or Purpose of the Regulations – The waiver does not request relaxation of any technical or material subdivision or development requirements. All APFO deadlines have been met for all previous phases of the subdivision, and the parcel and appropriate easements for this phase have been recorded.

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 site development plan remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at ifarrar@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JME *JME*

cc: Research
DED
Landscape Coordinator
GLW
SDP-10-087