



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 10, 2012

Howard County Department of Public Works
Attn: Bob Diaz
9250 Bendix Road
Columbia, Maryland 21045

RE: WP-12-163, Marriottsville Road Elevated
Tank & Booster Station

Dear Mr. Diaz:

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 Sections 16.156(o)(1)(i) and 16.156(o)(2) of the Howard County Subdivision and Land Development Regulations, which states that the Developer must apply for building permits to initiate construction on-site within one year of signature approval of the site development plan or the site development plan shall expire and a new site development plan submission will be required. The applicant is requesting that SDP-10-083 be reactivated to active processing and that an extension of time to apply for the building permit be extended by an additional twelve months from the date of SDP signature approval.

Approval is subject to the following conditions:

1. Building permits for all construction authorized on SDP-10-083 shall be applied for on or before April 18, 2013 or approval of SDP-10-083 shall expire in accordance with the Section 16.156(o)(2) of the Subdivision and Land Development Regulations.
2. Indicate this waiver petition file number, section of the Regulations, request, action, conditions of approval, and approval date in a detailed note on sheet #1 of SDP-10-083 the next time an approved red-line revision change is made to the plan originals.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The long bidding and award process for this County Capital Project resulted in the building permit not being applied for within the one year period.

Not Detrimental to the Public Interest

The proposed waiver petition will not be detrimental to the public interest because the Site Development Plan has been reviewed by the Subdivision Review Committee for compliance with all State and County Regulations and has been approved by the Department of Planning and Zoning.

Will not Nullify the Intent or Purpose of the Regulations

The proposed waiver petition will not nullify the intent or purpose of the Regulations since the Site Development Plan, which complied with all State and County regulations upon review, has received

signature approval. This waiver was not submitted to waive the above cited Regulation, but only to allow additional time to initiate construction on-site.

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.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

cc: Research
DPZ, Zoning