



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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June 25, 2012

Route 1 Contractor Group  
7521 Cemetery Lane  
Elkridge, MD 21075

Dear Sir or Madam:

RE: WP-12-173, Morris Place, (S-10-002)

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(g)** – requiring the submission of the Preliminary Plan within 4 months of sketch plan approval, and **16.1106(d) - Timing for Residential Projects**: For residential projects, each milestone occurs: 50 or fewer housing units 4 months after starting date; 51 - 100 housing units 6 months after starting date; and, 101 + housing units 9 months after starting date. The applicant is requesting an extension of time to submit the Preliminary Plan and is requesting that the deadline dates for units proposed in Phases 1, 2 and 3 be combined so that all the units are shown on one Preliminary Plan which must be submitted on or before November 1, 2012. This Preliminary Plan would include 19 units approved under Phases 1-3.

Approval is subject to the following conditions:

1. The preliminary plan for Phases 1 through 3 for 19 units must be submitted to DPZ on or before **November 1, 2012**.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new Sketch Plan or Preliminary Equivalent Sketch Plan and the applicant would lose their tentative housing allocations. If the waiver petition was not approved, the tentative housing unit allocations will be forfeited and a new Sketch Plan or Preliminary Equivalent Sketch Plan would be required thus placing a hardship on the applicant.

**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 zoned CAC and M-1. Allowing the applicant additional time to complete the Preliminary Plan will not be detrimental to the public since additional units will not be added. The extension of time will allow for the combining of more residential units on one plan which will provide an easier review and a more practical development of the site.

**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 but will allow more lots to be shown on one plan and allow the incorporation of the new storm water management practices to be used for this project. Phases I and II required the submission of 9 units and Phase III required the submission of 10. Combining the 19 units on one plan will allow for a better review of the proposed units and an overall more efficient

development of the site. Extending the milestone date for this project will allow for the use of the new SWM practices per State law and allow for review of the new plan design by the Design Advisory Panel.

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 Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

cc: Research  
DED  
Land Design and Development  
FCC  
S-10-002