



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 27, 2012

Dominick Tardogno
6040 NW Old Washington Road
Elkridge, Maryland 21075

RE: WP-12-177, Tardogno Property, Lots 1 – 5
(F-06-017)

Dear Mr. Tardogno:

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(p)** of the Subdivision and Land Development Regulations, which states that within 120 days of final plan approval, the developer must pay all required fees to the County and shall post all monies and file appropriate surety; and **Section 16.144(q)** of the Subdivision and Land Development Regulations, which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat original to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the final plan, F-06-017. Compliance with the attached comments from the Development Engineering Division dated June 19, 2012.
2. The deadline date to pay all fees, post all monies and file appropriate surety is hereby extended for an additional six months from the June 5, 2012 deadline date to December 5, 2012.
3. The deadline date to submit the Final Plat to the Department of Planning and Zoning is hereby extended for an additional six months from the August 4, 2012 deadline date to February 4, 2013.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Due to the current economic climate, the owner has had difficulty obtaining bank loans, bonds and letter of credits. As such, he has been unable to move forward to the next development phase of the project in time to meet the previously approved time extension dates of June 5, 2012 for the Developer's Agreement and August 4, 2012 for the final plat submission. Since this project has an established file history, approval of this waiver petition will serve the Regulations to a greater extent as it will preclude the need to begin the lengthy plat review process which will create extraordinary hardships and practical difficulty for the owner.

Not Detrimental to the Public Interest

Approval of this waiver will not have a detrimental effect on the public interests, alter the essential character of the neighborhood or impair the development of the surrounding properties as the property is

being designed in accordance with all applicable zoning ordinances. The waiver request only allows additional time to complete the Developer Agreement and submit the original plat for recordation.

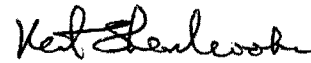
Will not Nullify the Intent or Purpose of the Regulations

The granting of the requested waiver would not compromise the intent of the Regulations. This waiver does not request relaxation of any technical or material subdivision or development requirements. The waiver request only allows additional time to complete the Developer Agreement and submit the original plat for recordation. The applicant has not altered the original development concept.

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
DED
FCC
F-06-017