



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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July 3, 2012

Mark Bennett
Maple Lawn CC Statutory Trust
1829 Reisterstown Road #300
Baltimore, MD 21208

RE: WP-12-180, Maple Lawn Farms (F-12-086; SDP-12-059)

Dear Mr. Bennett:

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)** of the Subdivision and Land Development Regulations, which requires the submission of a Preliminary Plan.

Approval is subject to the following conditions:

1. The final plan F-12-086 must remain in active processing and meet all deadline dates. Otherwise a new waiver must be filed.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – The subject property is a “hole in the donut”. It is surrounded by Maple Lawn Boulevard, Open Space Lot 1, and the fee-simple Pepco transmission right-of-way. There are no proposed public roads, no forest conservation is required, and no stormwater management is required. Since this area was shown on the comprehensive sketch plan, and there are no major public improvements or obligations required, the submission of a preliminary plan at a time when there is an increased leasing interest may cause a practical difficulty which compliance with the approved sketch plan and the County requirements can be determined with the Final Plan and the Site Development Plan.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the proposed development as shown on the Comprehensive Sketch Plan S-06-016. Review for compliance with all County Regulations will occur at the final plan (F-12-086) and site development plan (SDP-12-059).

Will Not Nullify the Intent or Purpose of the Regulations - Review for compliance with all County Regulations will occur at the final plan (F-12-086) and site development plan (SDP-12-059).

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 one year from the date of this letter or as long as this subdivision 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/JMF

cc: Research
DED
Doug Vande Ryt, GLW
F-12-086
SDP-12-059