



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

Beechcrest Development
5553 Broadwater Lane
Clarksville, MD. 21029
ATTN: Rita Sallam

RE: WP-12-184 (Beechcrest Apartments)
(associated with SDP-10-050)

Dear Ms. Sallam:

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) and Section 15.156(o)(1)(ii)** which state 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 a building permit to initiate construction on the site and for single family attached, apartment and nonresidential developments involving multiple buildings or staged construction, 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. The developer must submit for building permit application in association with SDP-10-050 within **1-year** of the date of this waiver approval (**on or before July 3, 2013**) and the developer shall apply for building permits for all construction authorized by the approved site development plan SDP-10-050 within **2 years** of the date of this waiver approval (**on or before July 3, 2014**).

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new site development plan and all associated documents. No site changes would occur with a new site development plan submittal. The project has already been subject to a complete plan review and has an established file history. Per the applicant's justification, "the slow economy and difficulty to obtain financing still pose an undue hardship and practical difficulties to the client to strictly comply with the regulations. In addition, earlier this year in February, 24 housing allocations were granted for the project to allow construction of building #2, which was put on hold until school allocations became available. The fact that only one building could be built also added another layer of practical difficulty to get this project started".

Detrimental to the Public Interest:

Issues such as grading, layout, parking, utilities, storm water management, sediment control, compliance with the Route 1 Manual and landscaping have already been addressed with the Site Development Plan.

The plan is approved and no revisions are proposed. Granting the extension of time for building permit application will not be detrimental to the public interest.

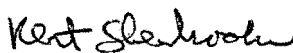
Nullifies the Intent or Purpose of the Regulations:

Granting of this waiver would not nullify the intent or purpose of the regulations. This is an approved and signed site development plan which is in compliance with current regulations.

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 Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

attachment

KS/TKM/waivers 2012/Beechcrest Apartments WP-12-184 approval 7-3-12

cc: Research
DED
FSH Associates
SDP-10-050 file