



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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FAX 410-313-3467
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July 23, 2012

Mr. Bruce Isaac
13940 Rover Mill Road
West Friendship, MD 21794

Dear Mr. Isaac:

RE: WP-12-185, Rover Meadows, Lots 12 & 13
(F-12-035)

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(o)** – requiring the submission of the final construction drawing originals within 60 days of final plat approval; **Section 16.144(p)** – requiring the payment of fees, posting of financial obligation within 120 days of final plat approval; **Section 16.144(q)** – requiring the submission of the final subdivision plan for recordation within 180 days from the approval date of the subdivision plan.

Approval is subject to the following conditions:

1. The final supplemental plan must be submitted on or before **December 22, 2012**.
2. The developer's agreement must be completed on or before **February 20, 2013**.
3. The plat original must be submitted on or before **April 21, 2013**.
4. Compliance with all Subdivision Review Committee comments.
5. Provide a brief description of waiver petition, WP-12-185, as a general note to include requests, sections of the regulations, action and date.

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 final plat once the sight distance issues have been resolved. Although the sight distance was not approved, the Development Engineering Division determined that the final plan could be approved, thus establishing deadline dates for the submission of the supplemental plan, developer's agreement and plat original. If the waiver petition is not granted, the developer may not be able to meet these deadlines prior to sight distance approval. The granting of the requested 180-day extension will allow the developer the opportunity to resolve their sight distance issues without the resubmission of a new plat which given the current economic conditions will be an unnecessary financial hardship.

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 residential properties. Allowing the applicant additional time to submit the original supplemental plan, complete the developer's agreement and submit the original final plat will not be detrimental to the public since the design of the plat does not change.

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 since the design of the submitted final plan will not change.

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 or as long as this subdivision remains in active processing.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

Enclosure (DED)

cc: Research
DED
Vogel Engineering
Real Estate Services