



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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September 26, 2012

Simpson Mill
P.O. Box 417
Ellicott City, MD 21041

Dear Sir or Madam:

RE: WP-13-035, Simpson Mill (F-12-025)

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)** – requiring the payment of fees and, posting of financial obligation for a developer's agreement within 120 days of final plat approval; and **Section 16.144(q)** – requiring the submission of the final subdivision plan original for recordation within 180 days from the approval date of the subdivision plan.

Approval is subject to the following conditions:

1. The developer's agreement must be completed and the plat original must be submitted on or before November 3, 2012 for F-12-025.
2. Compliance with all Subdivision Review Committee comments.
3. Provide a brief description of waiver petition, WP-13-035, as a general note to include requests, sections of the regulations, action and date on F-12-025 and SDP-12-015.

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 preliminary equivalent sketch plan. The granting of the requested 60-day extension will allow the developer the opportunity to complete their developer's agreement. The developer is eager to complete the agreement, but was not able to begin this process until the associated road construction drawings (F-12-059) were submitted for signature.

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 adjacent properties. Allowing the applicant additional time to 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 this letter.

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

cc: Research
DED
Real Estate Services
Benchmark Engineering, Inc.
F-12-025