



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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April 23, 2013

Joseph Snodgrass
6168 Investment & Rental Property, LLC
5705 Landing Road
Elkridge, Maryland 21075

Re: Shady Lane Crossing
Waiver Petition WP-13-085 (Reconsideration)
(Final Plan F-06-097)

Dear Mr. Snodgrass:

The Director of the Department of Planning and Zoning evaluated your request for reconsideration of the Department's March 8, 2013 approval of WP-13-085. The approval of WP-13-085 waived Subsections 16.144(p) and 16.144(q) of the Howard County Subdivision and Land Development Regulations, deferring the deadlines by which fees must be submitted, sureties posted and plat originals submitted for the final plan referenced. The basis for the request was that Department guidance regarding stormwater management regulation "grandfathering" in effect at the time of the March 8, 2013 approval was incorrect and that the existing conditions of waiver approval should be revised to reflect the correct and updated guidance.

As of the date of this letter, the Planning Director approved your request for reconsideration, subject to the following conditions:

1. Petitioner shall submit to the Department of Public Works Real Estate Services Division a developer agreement, shall post financial surety for construction of roads, stormwater management and storm drainage, and shall address remaining items listed under Step 2 of our letter of May 9, 2008 on or before **September 1, 2013** (within 120 days from May 4, 2013).
2. Petitioner shall submit to the DPZ the final plat for signature and recordation and shall address remaining items listed under Step 3 of our letter of May 9, 2008 on or before **October 31, 2013** (within 180 days from May 4, 2013).
3. Submission of the final plan original shall comply with any fee changes since the "technically complete" letter was issued on May 9, 2008.

Our decision to approve the reconsideration was made based on the following justification:

The policy used to establish the deadlines to execute developer agreements and submit plat originals as part of the conditions of original waiver approval was evaluated and determined to be inconsistent with respect to execution of developer agreements. The reconsideration was submitted simply to modify the

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deadline by which developer agreements must be executed, making the deadline consistent with the policy currently in effect.

Waiver approval satisfies the intent of the Regulations by permitting fairness and consistency in the application of plan processing procedures.

The justification for recommendation was supported by information provided by the petitioner.

Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related plats and site development plans. This waiver will remain valid for the time period specified in the conditions of approval.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
DPW, Real Estate Services
Vogel Engineering, Inc.
Grace T. Schutt