



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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March 27, 2013

Frank Burja  
410 Crosby Road  
Catonsville, MD 21228

RE: WP-13-136, Farmview Lots 1 & 3  
(SDP-06-145)

Dear Sir/Madam:

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)**, which requires 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 from **Section 16.156(o)(2)**, which states that if the developer does not apply for building permits as required by Paragraph (1) of the Subsection, the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. Approval of SDP-06-145 is hereby reactivated and extended for a one-year period from the date of the waiver petition approval letter to apply for a building permit to initiate construction on the subject property (**on or before March 27, 2014**). The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses and Permits.
2. Be advised for single family detached site development plans showing multiple lots, the developer shall apply for building permits for all construction authorized on the plan within 5 years from the date of the waiver petition approval letter (**on or before March 27, 2018**).
3. The applicant shall submit a standard red-line revision of SDP-06-145 to the Development Engineering Division for processing that adds a general note on sheet 1 referencing this waiver petition file number, request, section of the regulations and approval date of the one year extension to apply for building permits. The redline shall also update all soil conservation notes, as applicable.
4. See the attached Development Engineering Division comments.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty:**

Per the applicant's justification, "the owner/builder has already experienced significant hardship in holding the subject lots through recent difficult economic times. If this waiver request is not granted he would be required to prepare and process a new site development plan which he cannot afford to

pursue." The applicant has an approved site development plan on file, which still conforms to all County regulations and requirements.

**Not Detrimental to the Public Interest:**

The waiver request will not be detrimental to the public interest since the site development plan for this project has been reviewed by the SRC agencies for compliance of the County and State regulations, has no environmental or APFO related issues and was approved. Therefore, the requested extension of SDP approval to file for building permits will not have any adverse effect on the surrounding properties where the project is located. The approval of this waiver is in the best interest of the County and the Public in that it permits the development of two currently vacant lots.

**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 site development plan is in compliance with the County and State regulations and received signature approval. Per the applicant's justification, "the R-20 Zoning Regulations and the stormwater management criteria utilized in the design of the site development plan have not changed from the utilized on the approved site development plan. The 2007 MDE Environmental Site Design promotes the use of rain gardens (micro-bioretenion) as shown on the plan."

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 approval conditions above or as long as this site development plan remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at [ebuschman@howardcountymd.gov](mailto:ebuschman@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/eb/H:/waivers/WP13136FarmviewLetter

cc: Research  
DED  
Real Estate Services  
SDP-06-145  
Vogel Engineering