



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

April 16, 2013

Howard County Housing Commission  
6751 Columbia Gateway Drive  
Columbia, MD. 21046  
ATTN: Tom Carbo

RE: WP-13-139 (Deep Falls)(previously known as  
Village Towns, Phase III-B, Area 2)  
(associated with SDP-13-029, "Deep Falls")

Dear Mr. Carbo:

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(g)(2)** which states that if the Department of Planning and Zoning or the review committee indicates additional information is needed in order to decide whether or to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

**Waiver approval is subject to the following condition:**

1. A revised plan submission for Site Development Plan, SDP-13-029, must be submitted through PDoc to the Department of Planning and Zoning **on or before March 17, 2014**.
2. **Stormwater management for this Site Development Plan SDP-13-029 MUST BE re-designed using ESD practices in accordance with the current MDE and Howard County regulations. The previously granted waiver for stormwater management to use MDE 2000 regulations will expire on May 4, 2013.**

**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 result in the voiding of the project. The developer requires additional time "to secure proper financing for the project from the State of Maryland for which cannot be submitted until the Fall of 2013".

**Detrimental to the Public Interest:**

The extension of deadline dates for the submission of the Site Development Plan will not be detrimental to the Public Interest because the submittal of a Site Development Plan will still occur and the review process will be the same. An extension of time will also "allow the developer to redesign the project to meet Chapter 5 ESD requirements of the Maryland Department of the Environment (MDE) Stormwater Management Manual. The waiver regarding stormwater that was granted by DED will expire on May 4, 2013. Therefore, the revised SDP will need to be re-designed to meet ESD Stormwater requirements per the MDE Manual and the Howard County Stormwater Design Manual".

**Nullifies the Intent or Purpose of the Regulations:**

All SRC review agencies will be provided the opportunity to review the Plan and therefore the Intent and Purpose of the Regulations will be upheld through the required review process. The applicant is simply asking for additional time to submit revised plans to allow the developer to secure proper financing and re-design the stormwater management facilities.

\*\*\*\*

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](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

attachment

KS/tkm/waivers 2012/Deep Falls WP-13-139 approved 4-16-13

cc: Research  
DED  
RES  
MRA  
SDP-13-029 file