



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 4, 2013

Antoy LLC
Attn: Jacob Antwerpen
12420 Auto Drive
Clarksville MD 21029

RE: **WP-13-141 Holweck Subdivision, Parcel C-2 (F-12-096)**

Dear Mr. Antwerpen:

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 the following section of the Subdivision and Land Development Regulations:

Section 16.144q and 16.144(r)(6) of the Amended Fifth Edition – Within 180 days of final plan approval, the developer shall submit the final subdivision plat original to the Department of Planning and Zoning for signatures and recordation, and failure to submit the final plat original within 180 days causes the plan approval to be considered withdrawn and void.

Approval is subject to the following two (2) conditions:

- 1) The submission of the final plat originals must be completed within 180 days from the approval date of this waiver. The **new submission deadline due date** shall be **October 1, 2013** for the submission of the final plat originals.
- 2) Address all comments previously issued by the Division of Land Development, the Real Estate Services Division and the State Highway Administration that were included with the final plat approval letter dated July 10, 2012.

Justification for Recommendation

Hardship:

The purpose of this waiver is to grant additional time (180 days) to submit the final plat originals (F-12-096). The Developer had an APFO deadline date of January 6, 2013 to submit the final plat originals. The petitioner was not able to meet that deadline, mainly because the property owner determined that the building design was not feasible for their business model and, therefore, significant modifications were instituted on the SDP design. Because of the modifications associated with the SDP and the water and sewer plans, the petitioner had to make associated changes to the plat and, therefore, will require additional time to coordinate the plat changes.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the site is zoned for commercial use and has received final plat approval.

Not nullify the intent or purpose of the regulations:

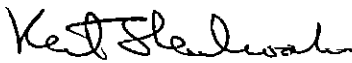
Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 180 days of final plan approval, the developer shall submit the final subdivision plan for signatures and recordation. **This plat is not affected by the May 4, 2013 stormwater management grandfathering deadline date.**

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on the final plat (F-2-096) and the site development plan (SDP-12-049) and subsequent permits.

This waiver will remain valid for the time specified above in the conditions of approval.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

DED

Zoning – Annette Merson

Vogel Engineering

Files: F-12-096, SDP-12-049