



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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May 24, 2013

Mark Bennett
G&R Maple Lawn
c/o Greenbaum and Rose Associates
1829 Reisterstown Road, Suite 300
Baltimore, MD 21208

RE: WP-13-160. Maple Lawn Farms,
Hillside District, Area 5, Parcels D-3
and D-4 (SDP-11-046)

Dear Mr. Bennett:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

On May 23, 2013, the Planning Director **approved** your request to waive **Section 16.156(o)(2)**, which states if the developer does not apply for building permits as required by Paragraph (1) of this Subsection, the site development plan shall expire and a new site development plan submission will be required; and for **Section 16.156(o)(1)(i)**, which states that within one year of signature approval of the site development plan original, the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site.

Approval is subject to the following conditions:

1. Within 6 months of the existing deadline the developer/owner shall apply for initial building permits **(on or before September 19, 2013)**.
2. All permits for authorized construction must be pulled for these multi-family buildings **on or before September 19, 2014**.
3. Indicate this waiver petition file number (WP-13-160), the section of the regulations requested to be waived, the date and conditions of approval in a detailed general note on Sheet 1 of SDP-11-046 the next time an approved red-line revision change is made to the plan originals.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – The developer has been working with the architect to refine the product scheduled to be used on this site in order to correct some issues that were discovered after its construction in the Midtown section of Maple Lawn Farms. These changes have caused the project to run passed its deadline. In addition, there are minor changes that are required on the SDP, which can be resolved with a redline revision to the plans. This plan has met all other required deadlines and requiring a new SDP would place additional time and resource constraints on both the developer and County staff.

Not Detrimental to the Public Interest – The plan still meets or exceeds all current County standards and regulations. The deadline to pull all permits has not yet passed.

Will Not Nullify the Intent or Purpose of the Regulations – The developer has been meeting the required obligations to continue with the project, which is the purpose of the statutory deadlines. This waiver will not nullify this intent, and would allow more expedient progress of this progress than starting with a new site development 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 conditions of approval or as long as this site development plan and grading plan remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JMF *JMF*

cc: Research
DED
Real Estate Services
Landscape Coordinator
SDP-11-046
Mike Trappen, GLW

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