



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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June 28, 2013

Lutfi On  
12143 Clarksville Pike  
Clarksville, MD 21029

RE: WP-13-175, Lutfi's International Salon & Spa  
(SDP-07-121)

Dear Mr. On:

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 Section 16.156(o)(1)(i)**, which requires the applicant to apply for a building permit within one-year of signature approval of the plan.

Approval is subject to the following condition:

1. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within one year from the date of the current deadline of July 22, 2013 (**on or before July 22, 2014**).

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - Due to the economic climate, the applicant had difficulty obtaining loans from financial institutions. This explanation is consistent with several waivers currently approved for subdivisions throughout the County.

**Not Detrimental to the Public Interest** - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. No SRC agencies have any objection to granting an additional extension.

**Will Not Nullify the Intent or Purpose of the Regulations** - This waiver simply extends the time to apply for building permits and does not waive any technical requirements of the plan. There have been no changes to the regulations that would impact the approval of this project within this timeframe. Per DED comments dated June 10, 2013, this site does not require Stormwater Management.

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 remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF 

cc: Research  
DED  
Real Estate Services  
SDP-07-121