



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

August 14, 2013

Mr. Bob Corbett  
Williamsburg Group  
5485 Harpers Farm Road  
Suite 200  
Columbia, MD 21044

Dear Mr. Corbett:

RE: WP-14-008, Blevins Property (SP-13-002)

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 16.144(k)(3) (i)** – requiring the submission of the final plan within 4 months of approval date of the preliminary equivalent sketch plan.

Approval is subject to the following conditions:

1. The Final Plan submission must be submitted to DPZ on or before January 21, 2014.
2. Compliance with all comments from the Subdivision Review Committee.
3. Advisory – If the subdivision is re-designed, this Division may require re-evaluation of the waiver petition which allowed Forest Conservation Easements on lots less than 10 acres in size.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new Preliminary Equivalent Sketch Plan and the applicant would lose their housing allocations. If the waiver petition was not approved, the ten issued housing unit allocations will be forfeited and a new Preliminary Equivalent Sketch Plan would be required thus placing a hardship on the applicant.


**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 residential properties. Allowing the applicant additional time to submit the final plan submission will not be detrimental to the public since the additional time is needed to resolve storm water management concerns as it relates to safe water conveyance to the adjacent properties. In addition, the developer is working with the adjacent property owners which may involve the redesign of the subdivision by providing the adjacent parcels with a connection to the public road, or the storm drain system may be extended onto these parcels.

**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 final plan will be designed in compliance with the Regulations. The extension will allow the developer additional time to resolve the issues with the stormwater management design as it relates to the neighboring properties. The developer has met with the adjacent property owners and the Development Engineering Division in an attempt to resolve the stormwater management problems. The site may be re-designed which may provide the adjacent properties with access to the public road, or may require the extension of a storm drainage system through the neighboring properties.

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 Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

cc: Research  
DED  
Real Estate Services  
Sill, Adcock and Associates  
SP-13-002