



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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September 4, 2013

Dr. Taylor
Autumn River Corporation
4100 College Avenue
Ellicott City, MD 21043

Dear Dr. Taylor:

RE: WP-14-015, Autumn River, Phase IV (F-13-019)

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(q)** – requiring the submission of the final subdivision plan original for recordation within 180 days from the approval date of the subdivision plan. Since the developer's agreement process was started on June 7, 2013, this Division did not evaluate the request to waive **Section 16.144(p)** – requiring the payment of fees and posting of financial obligations within 120 days from the approval date of the subdivision plan as an extension is not necessary.

Approval is subject to the following conditions:

1. The plat original for F-13-019, Phase IV must be submitted on or before December 10, 2013.
2. Autumn River, Phase III (F-10-067) must be recorded before F-13-019, Phase IV.
3. Compliance with all Subdivision Review Committee comments.
4. Provide a brief description of waiver petition, WP-14-015, as a general note to include requests, sections of the regulations, action and date on F-13-019 and all future plan submissions.

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 preliminary equivalent sketch plan. The granting of the requested 4 month extension will keep the project in the proper sequence required for recordation of the various phases of the subdivision. Phase III is expected to be submitted on or before October 31, 2013. Phase IV of the project cannot be recorded before Phase III. This minor extension of time will allow adequate time for the recording of the various phases. The developer has initiated the developer's agreement process with Real Estate Services on June 7, 2013.

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 adjacent properties. Allowing the applicant additional time to record the various phase in the required sequence will not be detrimental to the public since the design of the plat does not change.

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 design of the final plan for the various phases will not change.

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 specific in this letter.

If you have any questions, please contact Brenda Lubber at (410) 313-2350 or email at BLubber@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
LDD
F-13-019
Vogel Engineering, Inc.