



Howard County Department of Planning and Zoning
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

January 6, 2016

Sang Jin Kim
5217 Columbia Road
Columbia, MD 21044

RE: WP-15-008/Robinson's Country Inn
8406 Washington Boulevard

Dear Mr. Kim:

The Director of the Department of Planning and Zoning considered the request for waiver(s) from the Howard County Subdivision and Land Development Regulations for the above referenced project.

As of the date of this letter, the Planning Director **Denied** the waiver request to Section 16.155(a)(1)(i) requiring submission of a site development plan for non-residential development so as to expand a non-conforming use as approved under BA-06-022N and to Section 16.156(o)(1) for extension of time by which to apply for building permit.

Denial is based on the following reason:

1. Failure to submit further information, exhibits and Zoning Verification by requested due date of 9/14/14 to the Division of Land Development per DPZ's letter of July 31, 2014 (see enclosed).

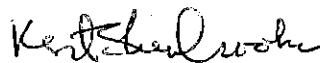
JUSTIFICATION FOR DENIAL:

1. Under BA-06-002N, the applicant received approval on July 26, 2005, for expansion of a Non-Conforming Use restaurant and bar. Approval of the NCU allowed for a 910 sq.ft. addition to the rear of the building, an increase to parking spaces, establishment of a commercial entrance onto US Route 1 and associated landscaping. These improvements required site development plan approval for non-residential development. The applicant had also filed WP-05-083 for waiver to the site development plan so as to add a convenience store use to the NCU building which was not considered under BA-06-002N. The Division of Land Development deferred a recommendation in

WP-05-083 and requested revised plans. Revised plans were not submitted by the deadline date and this waiver became void on 7/26/05. Subsequently the applicant filed WP-07-048 for waiver to the site development plan for the proposed improvements as approved under BA-06-022N. The waiver was approved on March 8, 2007, for: a rear building addition of 24'X40', increase of 47 parking spaces, Route 1 entranceway upgrades, construction of a sidewalk and installation of street trees and perimeter landscaping. The owner began some minor work on the property but did not complete any major development. This resulted in the filing of WP-15-008 for waiver to the site development plan and an extension of time by which to apply for building permits for development as approved under WP-07-048. The owner has completed some site work but several items remain to be completed. An extension of time was still required to complete the building process in order to reduce existing impervious surfaces on the site, channelization of the entranceway and construction of a patio. This Division deferred from a recommendation in WP-15-008 and requested further information and exhibits by 9/14/14. As of this date, the applicant has not responded to the request and has failed to submit additional information by the due date of 9/14/14.

Indicate this waiver petition file number, request, section of the regulations, action taken, date and conditions of approval on all related future plats, site development plans and and/or building permits. Should you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350 or email: bbarth@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



:btb

cc: Research

Robert Vogel Engineering, Inc.