



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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October 1, 2014

Bob Jenkins
The Howard Research and Development Corporation
10221 Wincopin Circle, Suite 300
Columbia, MD 21044

RE: WP-15-035, Crescent Neighborhood
(FDP-DC-Crescent-1).

Dear Mr. Jenkins:

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 **Sections 16.144(d)(2) and (r)(3)** which state that within 45 days of receiving a request for additional information, the applicant shall provide the information in a resubmission to the Department of Planning and Zoning for additional review by the Subdivision Review Committee.

Approval is subject to the following conditions:

1. The applicant must resubmit **FDP-DC-Crescent-1** to all agencies requesting a resubmission **on or before December 2, 2014**.
2. Add a general note to Sheet 1 of the FDP identifying this waiver petition (file name and purpose), date of approval and conditions of approval.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Due to the quantity of comments, which span over multiple disciplines and agencies, additional time is necessary to coordinate between agencies and effectively address the comments.

Implementation of Alternative Proposal - The intent of the Regulations are better served by granting the extension of time because it allows the project to continue through the process and take the time needed for the applicant to gather the information required for the resubmission, and to better coordinate between their design team and the SRC agencies.

Not Detrimental to the Public Interest - Approval of this waiver for an extension of time is not detrimental to the public interest. The additional time allows for a more complete resubmission package, which potentially reduces the use of staff resources for multiple review cycles. In addition, allowing time for additional coordination between agencies allows the applicant to prepare resubmission materials in a way that does not create a conflict between agency requests.

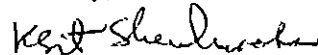
Will Not Nullify the Intent or Purpose of the Regulations - The granting of this waiver is consistent with other waivers allowing for additional processing time for subdivisions and development plans throughout the County. The regulations seek to ensure that projects continue through the pipeline and do not hold up other

projects that could use allocations more expeditiously. This waiver is regarding processing time only; the Final Development Plan must remain in compliance with all other County regulations. The request provides a reasonable deadline that will continue to ensure the project is moving at an adequate pace.

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 final 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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JMF *JMF*

cc: Research
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Mary Kay Sigaty
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GLW