



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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FAX 410-313-3467
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November 24, 2014

Blue Stream LLC
P.O. Box 416
Ellicott City, MD. 21041
ATTN: Arnold Sagner

RE: WP-15-063(Blue Stream-Parcel L-1)
Section 2: Lots 1-105 and O.S. Lot 106
[associated with SDP-14-029]

Dear Mr. Sagner:

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 16.156(l) and Section 16.156(m)** which establish deadlines for submission of developer's agreements and any related fees and the submission of plan originals in relation to site development plans.

Approval is subject to the following conditions:

1. The developer must submit Developer's Agreements, post financial sureties, and if applicable, submit payment to DPW, RES of the balance of the Department of Public Works, Engineering Review Fee in association with SDP-14-029 within **180 days of waiver approval (on or before May 23, 2015)**.
2. The developer must submit site development plan originals for signature in association with SDP-14-029 within **180 days of waiver approval (on or before May 23, 2015)**.
3. Contact Carol Stirn at 410-313-4351 to set up an original plan submittal appointment within the allotted time period. The applicant is responsible for any processing fee changes that may have occurred since the "technically complete" letter was issued for SDP-14-029.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Per the applicant's justification, "Blue Stream LLC is in the process of transferring the property to a homebuilder who will be completing the Developer Agreement and will proceed with the Site Development Plan signature process. The settlement of the property may not occur until January, 2015. At that time, the Developer Agreement preparation and execution could occur. If the waiver is granted, it would afford the time required to transfer the property to a new entity and execution of the Developer Agreement. If the waiver is not granted, the developer would lose building and school allocations and would be required to process a new Site Development Plan, thus creating a hardship."

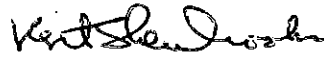
Nullifies the Intent or Purpose of the Regulations or Detrimental to the Public Interest:

Granting of this waiver would not nullify the intent or purpose of the regulations. The waiver simply allows the time required to transfer the property to a new entity and execution of the Developer Agreement. This project has received a "technically complete" from the County. All agreements, sureties and fees must be addressed prior to commencement of any project work.

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 Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

attachment

KS/TKM/waivers 2014/Blue Stream, Parcel L-1 WP-15-063 approval 11-24-14

cc: Research
RES
DED
Vogel Engineering
SDP-14-029 file