



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

November 24, 2014

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

RE: WP-15-064(Blue Stream-Parcel L-1)  
Section 2: Lots 1-105 and O.S. Lot 106  
[associated with F-14-089]

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 16.144(p) and 16.144(q)** for the submission of developer's agreements, payment of fees, posting of financial obligations and the submission of final subdivision plat mylars.

**Approval is subject to the following conditions:**

1. With respect to Blue Stream, Section 2, 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 as directed under the conditions of approval outlined in WP-15-063.
2. The developer must submit final plat originals in association with F-14-089 for signature and recordation 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 F-14-089.

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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.

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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](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

**attachment**

KS/TKM/waivers 2014/Blue Stream, Parcel L-1 WP-15-064 approval 11-24-14

cc: Research  
RES  
DED  
Vogel Engineering  
F-14-089 file