



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

December 23, 2014

Mark Stromdahl  
Howard County Department of Public Works  
9250 Bendix Road  
Columbia, MD 21045

RE: WP-15-070, Elkridge Volunteer Fire Station (F-14-131 and SDP-14-075)

Dear Mr. Stromdahl:

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 16.156(l), 16.156(m), 16.144(p) and 16.144(q) in order to extend the deadlines for finalizing the Deed of Forest Conservation Easement and the submission of the plat mylar original and site development plan original.**

Approval is subject to the following conditions:

1. The applicant must execute a deed of Forest Conservation Easement within 6 months of the current deadline (**on or before July 23, 2015**). Contact Real Estate Services at (310) 313-2330 regarding this requirement.
2. The applicant must submit the Final Plan original mylar within 6 months of the current deadline (**on or before September 20, 2015**). Contact Carol Stirn at (410) 313-2350 to set up new a new plan submission appointment within this allotted time period.
3. The applicant must submit the Site Development Plan original mylar within 10 months of the current deadline (**on or before October 24, 2015**). Contact Carol Stirn at (410) 313-2350 to set up a new plan submission appointment within this allotted time period.
4. Please add a note to F-14-131 and SDP-14-075 indicating this waiver petition, decision and conditions of approval.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** – The architect that has been contracted by the County for the design and construction of the new fire station has gone out of business. The County is in the processing of hiring a new architect, but the procedures to hire a new architect to complete the plans and oversee the subcontractors may not be complete until next year. Denial of the waiver petition would result in undue hardship because it would require the submission of a new Final Plan or Site Development Plan (SDP) should these plans be voided out due to missed deadlines. No site changes would occur with a new Final or SDP submittal due to any changes in the regulations. The project has already been subject to a complete final plan and site plan review and has an established file history.

**Implementation of an Alternative Proposal** – Approval of this waiver for an extension of time avoids additional processing and reapplication of plans for a County Capital Project while the County is in the process of hiring the new architect.

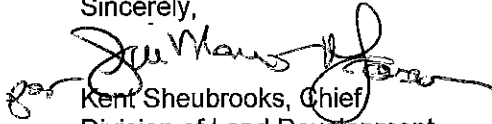
**Not Detrimental to the Public Interest** - Approval of the waiver request will not alter the essential character of the site and will not impair the appropriate use or development of the surrounding properties. Furthermore, the proposed final plan and site development plan have not been altered.

**Will Not Nullify the Intent or Purpose of the Regulations** - The granting of this waiver will not nullify the intent of this regulation as the additional time requested is for processing only. Since this is a County project for a fire station, it is not subject to school allocations and there are no delays in fees.

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 subdivision **and** site 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](mailto:jfarrar@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF

cc: Research  
DED  
Real Estate Services  
Tesseract  
Shanaberger and Lane  
F-14-131  
SDP-14-075