



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
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February 20, 2015

Blue Stream 2 LLC
P.O. Box 416
Ellicott City, MD. 21041
ATTN: Arnold Sagner

RE: WP-15-100(Blue Stream-Brompton House)
[associated with SDP-14-077: "Brompton House,
Grosvenor House, Phase II"]

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-14-077 within **180 days of waiver approval (on or before August 19, 2015)**.
2. The developer must submit site development plan originals for signature in association with SDP-14-077 within **180 days of waiver approval (on or before August 19, 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-14-077.

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

Extraordinary hardships or practical difficulties:

Per the applicant's justification, "the plat creating Parcel I-1 is currently circulating for signatures and recordation. Recording of this plat will permit the transfer of Parcel I-1 to the appropriate entity and in turn, the title report and developer agreement can be properly completed by Real Estate Services (RES). It is anticipated that construction of the project will begin in June, 2015. If the waiver is not granted, the developer would lose building and school allocations, would lose already approved H.U.D. construction financing, and would be required to process a new Site Development Plan, thus creating a hardship." The delay in completing the Developer Agreement is also due in part to the confusion between the Developer and RES with the processing and circulation of F-15-071 and its subsequent recordation.

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 facilitates the completion of the administrative requirements and the commencement of construction. 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 2015/Blue Stream-Brompton House WP-15-100 approval 2-20-15

cc: Research
RES
DED
Vogel Engineering
SDP-14-077 file