



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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Marsha S. McLaughlin, Director

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April 2, 2015

Louis Mangione  
Mangione Enterprises of Turf Valley, LP  
1205 York Road, Penthouse  
Lutherville, Maryland 21093

Re: Tennis Center at Turf Valley  
Waiver Petition WP-15-113  
(Site Development Plan SDP-14-065)

Dear Mr. Mangione:

The purpose of this letter is to inform you that the Director of the Department of Planning and Zoning considered and approved your request for a waiver of Subsection 16.156(g)(2) of the Howard County Subdivision and Land Development Regulations. Waiver approval would allow for an extension of time by which the petitioner must provide additional information to the SRC in order to allow it to decide whether to approve Site Development Plan SDP-14-065. Waiver approval is subject to the following condition:

1. Petitioner shall address PDox plan markups referenced by the DPZ letter regarding SDP-14-065 dated January 14, 2015 by a revised plan submission within 120 days of waiver approval (on or before July 30, 2015).

Our decision to approve the waiver was made based on the following justification:

*Extraordinary hardship or practical difficulty may result from strict compliance with the regulations.*

The project is contingent upon a financial agreement between the owner/developer and the future manager of the tennis complex. The contract is still in negotiation and must be agreed upon and finalized prior to the project proceeding. The deadline extension should give the parties time to reach an agreement.

Practical difficulties may result from strict compliance with the regulations in that either the project would become null and void and would need to be submitted as a new site development plan once a contract between the parties is finalized, or processing and review of the plan would continue with the potential for the financial negotiations not achieving an agreement.

*The intent of the regulations would be served to a greater extent by an alternative proposal.*

The intent of the regulations would be served to a greater extent in that approval of the waiver would allow the site development plan to continue to be active without it becoming null and void. The alternative includes the potential for processing a waiver petition to reactivate it or submitting a new site development plan.

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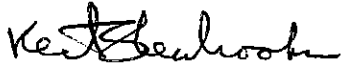
*Waiver approval will not be detrimental to the public interest.*

The petitioner has adequately demonstrated that approval of this waiver based on the information submitted, in conjunction with adherence to the conditions of approval, will not be detrimental to the public interest. It will have no adverse effect on adjacent properties, the surrounding community or Howard County as a whole.

Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related site development plans. This waiver will remain valid for the time period specified in the condition of approval.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research  
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