



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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March 17, 2015

Mr. Doug Dieringer and Mr. Richard Demmitt
River Hill Overlook, LLC
5034 Dorsey Hall Drive
Suite 102
Ellicott City, MD 21042

Dear Messrs. Dieringer and Demmitt:

RE: WP-15-115, River Hill Overlook (F-15-010)

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(q)** which states within 180 days of final plan approval, the developer shall submit the final subdivision plat for signatures and recordation. The Petitioner is requesting a 90-day extension to the April 14, 2015 deadline date for the submission of the plat originals for recordation.

Approval is subject to the following conditions:

1. The plat originals must be submitted to DPZ for signatures and recordation by July 13, 2015.
2. On the Final Plan (F-15-010) and all subsequent plans and plats, provide a brief description of waiver petition, WP-15-115, as a general note to include requests, sections of the regulations, action and date.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new preliminary equivalent sketch plan and final plan. The developer was unable to meet the deadline date due to lack of cooperation from the utility companies, increment weather, and contractors scheduling conflicts. The existing structures must be removed before the plat can be submitted for signatures and recordation. The developer has experienced difficulties with the utility companies disconnecting service to the existing structures. In addition, the developer is working with salvage companies to determine what materials may be re-used from the existing buildings and in-ground pool. The lack of response from the utility companies has created delays for the demolition contractor. The developer has anticipated that all structures will be removed by July 13, 2015.

Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties because the design of the subdivision will not change. The extension of time will allow the developer adequate time to have the existing structures removed. Also, the developer will be able to determine what materials may be recycled instead of being deposited in the

landfill. The recycling of the materials will be an overall benefit to the developer, residents and the County.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this waiver request will not nullify the intent or purpose of the regulations since the design of the previously submitted final plan will not change and will comply with current County and State Regulations.

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 this letter.

If you have any questions, please contact Brenda Lubber at (410) 313-2350 or email at BLubber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
FCC
F-15-010