



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  
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April 1, 2015

John G. Rice  
5874 Montgomery Road  
Elkridge, MD 21075

RE: Harris Acres Lots 5, 6 & 8 and Relocation of  
Driveway Serving Lot 7  
WP-15-116 (SDP-14-008)

Dear Mr. Rice:

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.(o).(1).(i)** which requires the developer to apply to the DILP for a building permit to initiate construction on the site within one(1) year of signature approval of the site development plan. Approval is subject to the following conditions:

1. Within one(1) year of the date of this waiver petition approval (**on or before April 1, 2016**), the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site.
2. As part of the grading permit application, you will be required to post \$5,550.00 of surety to ensure the completion of your landscaping obligation for this project. A copy of the approved landscape plan must accompany your grading permit application. This Department will perform an inspection to verify installation of the required plant materials. **This inspection will occur on or about October 1, 2016.** Should your landscaping be installed prior to that date, you may contact this office in writing to request an earlier inspection date and to forward the required 1 year plant warranty.

Justification for our decision was made based on the following:

- **Extraordinary Hardship or Practical Difficulty** –Extraordinary hardship or practical difficulty would result if the developer is required to submit a new site development plan and pay all the associated fees.
- **Alternative Proposal** – The only alternative for not granting the requested deadline extension is to require the submission of a new site development plan for this project. The project has gone through the site development plan review cycle, financial obligations have been met and the site development plan originals have been signed. For these reasons, the alternative for requiring a new site development plan is not recommended by this Division at this time.
- **Approval will not be Detrimental to the Public Interest** – Approval of this waiver request will not be detrimental to the public interest since the site development plan has already been processed and has received signature approval from the County agencies. The requested one(1) year time extension will not have an adverse effect on the surrounding properties and the community where the property is located.

- **Approval will not Nullify the Intent or Purpose of the Regulations** – There have been no significant policy or regulation changes since the signature approval of the Site Development Plan. Approval of this requested time extension will not nullify the intent or purpose of the regulations. Additionally, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of plan processing procedures.


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 one year from the date of this letter.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/MPB   
cc: Research  
Development Engineering Division  
Plan Review Division, DILP  
Landscape Coordinator