



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

June 8, 2015

Mr. Rob Jones  
34 Defense Street, Ste. 300  
Annapolis, MD 21401

RE: WP-15-147, Euclid Corners, Parcel A,  
Lots 1276-1278 & O.S Lot 1279 (SDP-06-  
022)

Dear Mr. Jones:

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)(2)** which states that if the developer does not apply for building permits as required by Paragraph (1) of Subsection 16.156, the site development plan shall expire and a new site development plan submission will be required if building permits have not been applied for within one year of plan approval. This waiver is to extend the Site Development Plan approval to allow permit processing for an additional 1 year from the previously established deadline dates for WP-14-135.

Approval is subject to the following conditions:

1. The applicant shall apply for building permit for the commercial building and at least one single family detached unit to initiate construction on site by the new extended permit deadline date of one year from the previous deadline date or by June 12, 2016.
2. The applicant shall apply for the building permits for all three (3) single family detached units by the new extended permit deadline date one year from the previous date or by April 15, 2017.
3. The next time a Red-Line Revision change is made for SDP-06-022 for processing, a general note on sheet 1 referencing this waiver petition file number, request, section of the regulations and approval date of the one year extension to apply for building permits shall be added.
4. Comply with the attached DED comments dated May 22, 2015.
5. The applicant is advised that this may be the last plan extension for this project.

Our decision was made based on the following:

*Extraordinary Hardships or Practical Difficulties:*

The applicant has experienced practical difficulties with the submission due to unexpected economic and financial difficulties. The languishing market stalled the pace of construction and development and created hardships on the developer. Compliance with the regulations would require the developer to submit an entirely new SDP for review and approval resulting in additional fees and review. This would only extend the hardships of the developer and delay the project process..

*Alternative Proposal*

Alternatively, if this waiver was not approved new Site Development Plans could be submitted. The new SDP's would virtually be a copy of the previous plans and would require another substantial review. Since the plans have already received a thorough review the resubmittal would place a burden on the Howard County Department of Planning and Zoning as well as the developer. The developer revised and updated the SDP on 10/13/10 by red-line revision not add ESD storm water management for residential lots 1276-1278. Approval of this waiver request will allow the reactivation and processing of the original SDP.

*Not Detrimental to the Public Interest*

Approval of this waiver request will reactivate the SDP and allow the project to move forward. Approval of the waiver will lead to improvements to the residential lots, removal of debris and the existing building on site. Public improvements to the public water main, public sewer main, turnaround, and emergency vehicle access to Route 1 are scheduled as part of the project. By proposing the public water and public sewer enhancements and the emergency vehicle access the developer will be providing necessary improvement that will benefit the nearby residents.

*Will not nullify the intent or purpose of the regulations*

Approval of this waiver request will not nullify the intent of the regulations and allow the SDP to be reactivated. The intent of the regulations will be met thorough the continued progress of the project toward a complete and intergraded development.

This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this site development plan or grading plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development



Research  
DED  
Real Estate Services  
Benchmark Engineering