



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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June 17, 2015

Julia Thomas  
3197 Pine Orchard Lane, Apt. 214  
Ellicott City, MD 21042

RE: WP-15-151 Reed Farm at Turf Valley Lot 1  
(SDP-08-066)

Dear Mrs. Thomas:

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)** and **Section 16.156(o)(2)** of the Howard County Subdivision and Land Development Regulations. Section 16.156(o)(1)(i) states that the Developer must apply for building permits within one year of signature approval of the site development plan or the plan shall expire and a new site development plan submission will be required. Section 16.156(o)(2) states that that if developer does not apply for the required building permits, the site development plan submission will expire and a new site development plan would be required. The applicant is requesting that SDP-08-066 be extended for an additional year.

Approval is subject to the following conditions:

1. The applicant shall apply for a building permit for Lot 1 within one year from the date of the wavier petition approval letter on or before June 17, 2016.
2. The existing home, driveway, and pool located on Lot 1 must be demolished before start of construction of the new home. Submit documentation to DPZ for the file record demonstrating removal of the existing dwelling and accessory structures.
3. The landscaping that was proposed on SDP-08-066 must be fulfilled. A copy of the approved landscape plan must accompany your grading permit application. This department (DPZ) will perform an inspection to verify installation of required plant materials. This inspection will occur on or about December 1, 2016. Should your landscaping be installed prior to the date, you may contact this office in writing to request an earlier inspection date and to forward the required one (1) year warranty.
4. The applicant shall submit a redline revision to DED for processing to update the Site Development Plan (SDP-08-066), unless the Stegner House model as shown and approved is built per the approved SDP. The update will consist of showing the approved waiver (WP-15-151) conditions and approval date, and add the new proposed house model and elevation detail on the SDP Plan for Lot 1, if applicable.

Our decision was made based on the following:

**1. Extraordinary Hardship or Practical Difficulty**

- ❖ Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new site development plan and pay all the associated fees. The applicant purchased Lot 1, without knowledge that the existing Site Development Plan had expired.

**2. 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 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. Lots 2,3, and 4 have applied for building permits within the approval permit.

**3. 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 until June 17, 2016 or as long as the building permit is active.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/RJ

cc: Research  
DED  
Real Estate Services