



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

August 6, 2015

Chris Block
BA Waterloo Townhomes, LLC
6406 Ivy Lane, Suite 700
Greenbelt, MD 20770

RE: WP-15-158, Shipley's Grant, Ph. IV, Parcel D-80

Dear Mr. Block:

Regarding the above referenced waiver petition, this Division is advising you that no action can be taken until the enclosed comments have been addressed, and the additional information is provided.

Copies of the supplemental information and a response letter to the comments for each agency should be submitted to this Division for distribution in the following manner:

| | |
|------|------------|
| DLD: | #Copies: 1 |
| RES: | #Copies: 1 |

The requested information must be submitted to this Division within **45 days** of the date of this letter (on or before **September 20, 2015**), or this Division will recommend that the Planning Director deny this waiver.

PLEASE REFER TO THE ENCLOSED NOTIFICATION OF THE DATE AND TIME OF YOUR REVISED SUBMISSION APPOINTMENT.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action.

If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans/information. Compliance with all items indicated above is required before the revised plans/information will be accepted.

Please bring a copy of this letter with you to your submission appointment.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF *QMP*

Enclosures: DLD, DED, RES

cc: Research
Real Estate Services
DED
GLW

Department of Planning and Zoning
Division of Land Development
WAIVER PETITION COMMENTS
August 6, 2015

RE: WP-15-158, Shipley's Grant, Phase IV, Parcel D-80


The purpose of this waiver petition is to request an extension for the developer to apply for building permits for 2 apartment buildings on the above referenced property (Sections 16.156(o)(1)(i)&(ii) of the Subdivision and Land Development Regulations). The developer is requesting a one-year extension to June 15, 2016 to apply for initial building permits and June 16, 2017 to apply for all building permits.

The Division of Land Development (DLD) DEFERS a decision on the above-referenced waiver petition for the following reason:

The requested dates extend beyond the current obligation date of March 13, 2016 for the associated Development Agreement and Bond for the completion of public water and sewer improvements and landscaping. Therefore, we cannot approve an extension of time for the submission of building permits that extend past the current Developer's Agreement deadline to have the improvements complete. To rectify this situation, either:

1. Work with Real Estate Services and the surety company to renew/extend the obligation date for the required improvements.
2. Submit a revised waiver petition request with amended dates that allow for all building permits to be applied for and construction commenced or completed by the obligation date.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-4338 or jfarrar@howardcountymd.gov.

JMF 

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

June 30, 2015
RECEIVED

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Chad Edmondson, P.E., Chief *CE*
Development Engineering Division

Project Engineer: Philip M. Thompson

RE: DP&Z File #: WP-15-158

Shipley's Grant, Phase VI, Parcel D-80

After review of the submitted information requesting a waiver of the Subdivision and Land Development Regulations, Section 16.156(o)(1)(i), which requires that within 1-year of approval of the Site Development Plan original, the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site, and Section 16.156(o)(1)(ii), which requires that for single family attached, apartment and non-residential developments involving multiple buildings or staged construction, the developer shall apply for building permits for all construction authorized by the approved Site Development Plan within two years of signature approval, this Division has **NO OBJECTION subject to meeting the requirements of the grandfathering of the stormwater management design.**

DF&RS (Dan Merson, 410-313-6006, FD1178@howardcountymd.gov)

1. No comments.

MSHA (Erich Florence, 410-545-0447, eflorence@sha.state.md.us)

1. No comments.

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Howard County
Internal Memorandum

Re: Plan Review - Waiver Petition No. WP-15-158
Name of Subdivision: Shipley's Grant Phase VI Parcel D-80
Comments Due Back: July 7, 2015

Date: July 14, 2015

To: L. Kent Sheubrooks III, Chief
Division of Land Development

From: Joe Happel III, Land Acquisition Specialist
Real Estate Services Division

Based on review of the referenced Waiver Petition request dated June 12, 2015; Real Estate Services Division has the following comments regarding the request to extend the application date for applying for building permits.

The deadline for Developer Agreement SDP-12-045, (Shipley's Grant, Phase VI) is March 13, 2016. According to the terms of the Developer Agreement, the Public and Private Improvements should be completed no later than March 13, 2016.