



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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FAX 410-313-3467
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June 30, 2015

Luftj On
12143 Clarksville Pike
Clarksville, MD 21029

RE: WP-15-159, Lufti's International Salon & Spa
(SDP-07-121)

Dear On:

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 applicant to apply for a building permit within one-year of signature approval of the plan.

Approval is subject to the following conditions:

1. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within one year from the date of the current deadline of July 22, 2015 (on or before July 22, 2016).
2. See DED comments dated June 18, 2015.
3. The applicant is advised that this may be the last plan extension for this project

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Due to the economic climate, the applicant had difficulty obtaining loans from financial institutions. This explanation is consistent with several waivers currently approved for subdivisions throughout the County. The applicant is currently processing a red-line revision to make changes to the site development plan and file for building permit.

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 properties. No SRC agencies have any objection to granting an additional extension.

Will Not Nullify the Intent or Purpose of the Regulations

This waiver simply extends the time to apply for building permits and does not waive any technical requirements of the plan. There have been no changes to the regulations that would impact the approval of this project within this timeframe. Per DED comments dated June 9, 2014, this site does not require Stormwater Management.


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

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS: 
cc: Research
DED
Real Estate Services
SDP-07-121