



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

September 14, 2015

Mrs. Cynthia Lynch
Howard County Housing Commission
6751 Columbia Gateway Drive
Columbia, MD 21046

Dear Mrs. Lynch:

RE: WP-16-036, Day Resource Center, Parcels A-C

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 **Sections 16.144(q)** which requires the submission of the plat for signature and recordation within 180 days of final plan approval; and 16.144(r)(6) which voids the plat if the plan is not submitted to the within 180 days of final plan approval of the Howard County Subdivision and Land Development Regulations.

Approval is subject to the following conditions:

1. The Petitioner must submit F-14-130 and complete the developer's agreement within 30-days by October 14, 2015.
2. The Petitioner must pay \$20,146.50 for the abandonment of the Forest Conservation Easement associated with F-15-015.
3. The associated Site Development Plan (SDP-15-023) must be submitted for signatures on or before January 2, 2016.
4. Provide a brief description of waiver petition, WP-16-036, as a general note to include request(s), section(s) of the regulations, action and date.

Our decision was made based on the following:

Extraordinary hardship or practical difficulty may result from strict compliance with the regulations.

Denial of the waiver petition would result in undue hardship because it would require the submission of a new final plan. No site changes would occur with a new submittal. The project has already been subject to a complete final plan review and has an established file history. A 30-day extension should give the applicant's consultant sufficient time to submit the required mylar for signatures and recordation.

Waiver approval will not be 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. The granting of the waiver petition for an extension of the APFO milestone deadline date will not change the design of the site and will not be detrimental to the public interest. The waiver request does not request a relaxation in the design regulations; therefore, the approval of this waiver request will not be detrimental to the public.

Waiver approval will not nullify the intent or purpose of the regulations.

Approval of this waiver request will not nullify the intent or purpose of the regulations since the design of the previously submitted final plan will not change.

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 the time period specified in the conditions of approval.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
F-14-130
Vogel Engineering