



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

November 17, 2015

4D Realty, LLC
550 Sanctuary Lane
Crownsville, MD 21032

RE: WP-16-057, Taghvaei Property, SDP-07-095

Dear Owner:

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) within 1 year of signature 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.

Approval is subject to the following conditions:

1. Approval of SDP-07-095 is hereby reactivated and extended for a six month period from the date of the waiver petition approval letter to apply for all building permits for Lot 2 or until **May 17, 2016**. The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses and Permits.
2. The applicant shall submit a standard red-line revision of SDP-07-095 to the Development Engineering Division for processing that adds a general note on sheet 1 referencing this waiver petition file number, request, section of the regulations and approval date of the six month extension to apply for building permits.
3. The Developer must provide a new Storm Water Management design for the site development plan by a redline revision of SDP-07-095, per the 2007 Storm Water Management Regulations prior to building permit application for Lots 2. (See DED comments attached)

Extraordinary Hardships or Practical Difficulties

Extraordinary hardship would result if the applicant were required to process a new site development plan for the subject property. The applicant has an approved site development plan on file, which still conforms to all County regulations and requirements. Requiring the applicant to go through site development plan process again for reviewing the proposed 1 single family detached dwelling would create unnecessary time delay and effort and cause practical difficulties and extraordinary hardship on the applicant, to start over with a new SDP plan.

Alternative Proposal

Submission of a new site development plan will create an extraordinary hardship as the plan would have to be resubmitted with new fees and re-circulated through the County for review even though the site development

plan has not been altered, thereby wasting County resources and creating an unnecessary additional time delay for the applicant. The SDP has an established file history and has been through previous review cycles and has received approval by the SRC agencies. If approved, the waiver approval conditions will require the applicant to comply with current SWM requirements.

Not Detrimental to the Public Interest

The waiver request will not be detrimental to the public interest since the site development plan for this project has been reviewed by the SRC agencies for compliance of the County and State regulations and was approved. Therefore, the requested reactivation and extension of SDP approval to file for building permits will not have any adverse effect on the surrounding properties where the project is located.

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 site development plan is in compliance with the County and State regulations and received signature approval. Therefore, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures. All SRC agencies have recommend approval of this waiver request to reactivate plan approval for SDP-07-095.

Our decision was made based on the following:

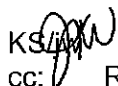
Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid until May 17, 2016 or as long as this site development plan remains 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



cc: Research
DED
Real Estate Services
Sam Giordano
SDP-07-095
FSH Associates