



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

January 8, 2016

Jeffery & Janet Harman
13319 Elliot Drive
Clarksville, MD 21029

RE: WP-16-075, Sidehill Road Property

Dear Mr. & Mrs. Harman:

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) for a 90 extension and Denied the requested 2 year extension**. Section 16.156(o)(1)(i) in the Subdivision Regulation specifies that within 1-year of the signature approval of the site development plan approval, the developer shall apply to the Department of Inspections, Licenses and Permits for all necessary building permits for construction.

Approval is subject to the following conditions:

1. Within **90 days** from the waiver approval letter, (on or before **April 7, 2016**) the developer/owner shall apply to the Department of Inspections, Licenses and Permits for building permits for all construction authorized by the approved site development plan (SDP-06-130).
2. The site development plan, SDP-06-130, must be red-lined to add the following:
 - A General Note which references this waiver extension (WP-16-075) and the previously approved waiver extensions (WP-14-066, WP-13-077, WP-12-027, WP-11-011, WP-09-243, WP-08-124) which includes the waiver petition numbers, the date of the request, action taken and conditions of approval. (The purpose of this note is to assist DILP in permit processing).
3. **The applicant is advised that if the building permit is not submitted within 90 days on or before April 7, 2016 this project will be voided. No additional request for extension of time will be considered by this Department.**
4. The applicant is advised that new storm water management regulations (SWM) are now in effect. In order to maintain the grandfathering of the previously approved SWM, the developer shall complete all construction for this project by May 4, 2017. Please be advised that this is the last extension to be granted for this project unless the project is redesigned to the current SWM requirements (see attached Development Engineering Division comments).

Justification for Denial of the requested 2 year extension from December 11, 2015:

1. The applicant has submitted essentially the same justification for every waiver (8th, including this one) for a total of 10 years of extension requests (2006-2016) to Section 16.156(o)(1)(i) to apply for all building permit.
2. At the time this Site Development Plan received approval, the housing market, and the economy was declining; which later ended up in an Economic Recession for a number of years. The housing market and the economy has since improved, and the request for an additional 2 year extension isn't justifiable. Therefore, the Division of Land Development has determined that 90 days is an appropriate extension for this request.

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 90 days from the date of this letter or as long as a building permit remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/RJ

cc: Research
DED
Real Estate Services
DILP