



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

March 10, 2016

Michael Sheedy
Preston – Scheffenacker Properties
100 West Road, Suite 304
Towson, Maryland 21204

Re: Oxford Square, Parcel T, The Barn Community Center
Waiver Petition WP-16-093
(Site Development Plan SDP-15-074)

Dear Mr. Sheedy:

The purpose of this letter is to inform you that the Director of the Department of Planning and Zoning considered your request for a waiver of Subsection 16.156(g)(2) of the Howard County Subdivision and Land Development Regulations. Waiver approval would reactivate the site development plan referenced and allow the revised plan submission to be completed after the deadline established by DPZ's letter requesting the revised plan. The revised plan was submitted in PDox on the deadline date; however the required paper copies and fees were not submitted by the deadline.

As of the date of this letter the Planning Director approved your request, subject to the following conditions:

1. The petitioner shall submit to the Department of Planning and Zoning a revised plan addressing PDox comments and plan markups referenced by the DPZ letter of November 25, 2015, paper copies of the plan and fees required for the additional sheet(s). These items must be submitted to the DPZ within 45 days from the date of this letter (**on or before April 24, 2016**).

Our decision to approve the waiver was made based on the following justification:

Extraordinary Hardship or Practical Difficulty Would Result from Strict Compliance with the Regulation.

The practical difficulty of strict compliance with the regulations is the ambiguity of the wording "formally accepted." Because paper copies are required after the PDox submission is accepted, it was mistakenly interpreted to pay the fee at the time the paper copies are submitted. The first submittal for this project followed this procedure.

Waiver Approval will not be Detrimental to the Public Interest.

Approval of this waiver request will not be detrimental to the public interest or to the intent of the regulations. The continued review and approval of this project will result in an amenity building and green space for the Oxford Square community.

Michael Sheedy

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Waiver Approval will not Nullify the Intent or Purpose of the Regulations.

The intent of the regulation will not be nullified, as the proposed community building will be constructed simultaneously with the multi-family development it will serve.

Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related site development plans. This waiver will remain valid through April 24, 2016.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/DBB:dbb

C: DPZ, Research
DPZ, DED
Century Engineering