



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

Mr. Walter Lynch
1058 Thomas Jefferson Street, NW
Washington, DC 20007

Dear Mr. Lynch:

RE: WP-16-096, Laurel Park Station (P-11-004)

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 16.144(k) (3) (i) – Submission of Final Plan**, which requires the submission of the Final Plan within 4 months of preliminary plan approval. **Section 16.1106(d) – Milestone – timing for Residential Projects:** For residential projects, each milestone occurs: 50 or fewer housing units 4 months after starting date; 51 – 100 housing units 6 months after starting date; 101 + housing units 9 months after starting date, and **Section 16.1106(e) - Milestones – Timing for Non-Residential Projects:** For non-residential projects, each milestone occurs 9 months after the starting date.

Approval is subject to the following conditions:

1. The required Final Plan for the gross project area must be submitted within 30-days from this letter, or before April 9, 2016.
2. The Site Development Plan and/or associated Final Plan for Phase 3 must be submitted to the Department of Planning and Zoning **on or before May 14, 2016.**
3. The Site Development Plan and/or associated Final Plan for Phase 4 must be submitted to the Department of Planning and Zoning **on or before June 13, 2016.**

Our decision was made based on the following:

Extraordinary hardship or practical difficulties which may result from strict compliance with the Regulations - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to lose their housing unit allocations if the APFO milestone date is not met. If the waiver petition was not approved, the issued housing unit allocations will be forfeited and a new Sketch Plan would be required thus placing a hardship on the applicant. The developer recently received State endorsement for an additional railroad station at Laurel Park Station. The extension will allow time to refine the design for Phases 3 and 4.

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. The granting of the waiver petition for an extension of the APFO milestone deadline date will not significantly 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. The extension will allow the developer additional time to refine the design for Phases 3 and 4 which will provide a commuter hub via MARC train station and bus services. In addition, the extension will provide time to design the train station and related parking structure.

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 preliminary plan will only change slightly.

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
Vogel Engineering
P-11-004