



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 17, 2016

Linda Armstrong
9309 Whiskey Bottom Road
Laurel, Maryland 20723

RE: WP-16-102, Butterfield Grove
(Formerly Armstrong Property)

Dear Ms. Armstrong:

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(p)&(q) of the Subdivision and Land Development Regulations, which indicates that the developer must pay all fees and post all financial obligations within 120 days of receiving final plan approval, and submit the final subdivision plat within 180 days of final plan approval. The applicant is requesting a six month extension to the established due dates.

Approval is subject to the following conditions:

1. The deadline date to pay all fees and post all financial obligations, and submit the final plat originals, is hereby extended an additional **90 days** from the date of this letter (**on or before June 15, 2016**).
2. Compliance with all agency comments generated with the review of the final plan, F-14-085.

Review Comment – The waiver petition file number, requested section, approval date and conditions of approval shall be indicated on the final subdivision plat and plan as a general note.

Denial of the requested 6-month extension was based on the following:

1. The applicant did not provide a detailed justification explaining the timeline of events (present, past and future) to support the 6-month request and why they were specifically requesting 6 months.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The owner is currently having problems obtaining bonding for this project due to the small number of lots; therefore they cannot process the payment of fees and posting of financial obligations with Real Estate Services Division. The owner is currently in negotiating a contract with a builder for Phase 1 and Phase 2 of the project.

Not Detrimental to the Public Interest

Approval of this waiver will not have a detrimental effect on the public interests, alter the essential character of the neighborhood or impair the development of the surrounding properties as the property is being designed and reviewed in accordance with the County Code.

Will not Nullify the Intent or Purpose of the Regulations

The granting of the requested waiver would not compromise the intent of the Regulations. This waiver does not request relaxation of any development requirements. The waiver request is to allow additional time to pay all fees and post all financial obligations and submit the final plat original for final DPZ approval.

Please 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 or as long as this subdivision remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb
cc: Research
DED
Real Estate Services
KCI