



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

June 29, 2016

Paul Larsen
1242 Long Corner Road
Mt. Airy, MD. 21771

RE: WP-16-147 (Larsen's High Point)
[associated with F-08-125: Larsens High Point]

Dear Mr. Larsen:

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 **DENIED** your request to waive **Section 16.144(r)(3)** which dictates that if the Department of Planning Zoning indicates additional information is needed in order to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Denial was based on the following reasons:

1. The proposed subdivision plat, F-08-125 ("Larsen's High Point") was never approved and was officially voided on October 23, 2008. The correspondence from the Department of Planning and Zoning dated October 23, 2008 expressly indicated that "resubmission of this project must be processed as a new final plan application".
2. The proposed subdivision was not reviewed under the most current Howard County Zoning regulations, which were effective on October 6, 2013.
3. The proposed subdivision was not reviewed under the most current Howard County Stormwater Management Regulations which were effective on May 4, 2013. (The grandfathering for the 2000 SWM regulations expired on May 4, 2013).
4. An Environmental Concept Plan (effective January 2011) has not been submitted for review and approval, based upon the new stormwater management requirements.
5. The application does not contain sufficient justification to warrant extraordinary hardship and practical difficulties with compliance for submitting a new final plan application for this resubdivision since new regulations have been enacted since 2008.
6. The property is required to hold a new pre-submission community meeting in accordance with Section 16.128 of the Subdivision and Land Development Regulations as more than 8 years has elapsed since the first community meeting was held.
7. This waiver, if approved, would Nullify the Intent and Purpose of the Regulations which is to ensure that all subdivision plans follow uniform procedures and standards for review and approval.

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.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/TKM/WP-16-147 Larsens High Point WP-16-147 denial 6-29-16

cc: Research
DED
Real Estate Services
Sill, Adcock & Associates
F-08-125 file