



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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January 21, 2015

Genuine Parts Company
2999 Circle 75 Parkway
Atlanta, GA 30339

RE: WP-15-084, Napa Washington, (SDP-15-005)
9941 Washington Blvd.

Dear Sir or Madam:

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(g)(2) of the Subdivision Regulations—For a waiver to reactivate and extend the 45 day resubmission deadline date of December 19, 2014 for submission of revised plans as requested by the SRC in a letter dated November 4, 2014.

Approval is subject to the following conditions:

1. Compliance with all SRC agency comments for the processing and approval of SDP-15-005.
2. On the site development plan, provide a brief description of waiver petition WP-15-084 as a general note to include the request, section of the regulations, action and date.
3. The developer shall submit the revised plans to the Division of Land Development 6 months from the December 19, 2014 due date (on or before June 19, 2015).

Our decision was made based on the following

Extraordinary Hardship or Practical Difficulty – The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new site development plan. If the waiver petition was not approved, the site development plan would be voided and a new site development plan would be required thus placing hardship on the applicant. Approval of the extension request will allow a continuation of the already established file history for the property under SDP-15-005.

Alternative Proposal –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 extension of time is allowing the owner adequate time to re-examine the site plan to see if any changes can be made to be more cost efficient.

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. DPZ and various SRC agencies have reviewed the waiver exhibit in accordance with the current requirements, including the Howard County Code and the Route

This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
Rettew Associates, Inc.
SDP-15-005
McNamee Hosea