

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2011 Legislative Session

Legislative Day No. 7

Bill No. 31-2011 (ZRA 134)

Introduced by: The Chairperson at the request of the Marsha S. McLaughlin,
Director, Department of Planning and Zoning

AN ACT amending the Howard County Zoning Regulations to provide that variances may remain valid as long as certain plans are being processed in accordance with certain provisions of the Howard County Code; and generally relating to the Howard County Zoning Regulations.

Introduced and read first time _____, 2011. Ordered posted and hearing scheduled.

By order _____
Stephen LeGendre, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2011.

By order _____
Stephen LeGendre, Administrator

This Bill was read the third time on _____, 2011 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Stephen LeGendre, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2011 at ___ a.m./p.m.

By order _____
Stephen LeGendre, Administrator

Approved/Vetoed by the County Executive _____, 2011

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. *Be It Enacted*** by the County Council of Howard County, Maryland, that the
2 *Howard County Zoning Regulations are hereby amended as follows:*

3 *By amending subsection B.2.e. of:*
4 *Section 130 “Hearing Authority”*

5
6 **Howard County Zoning Regulations.**
7 **Section 130. Hearing Authority.**

8
9 e. Lapse of Variances

10
11 (1) EXCEPT AS PROVIDED IN SUBSECTION 130.B.2.E.(2), BELOW, [[A]] A variance
12 shall become void unless the required permits conforming to plans for which the
13 variance was granted are obtained within two years, and substantial construction
14 in accordance therewith is completed within three years from the date of the
15 Decision and Order. A variance that is granted to allow recordation of a final plat
16 shall become void unless the plat is recorded in the Land Records of Howard
17 County within three years from the date of the Decision and Order.

18
19 (2) SUBSECTION (1), ABOVE, SHALL NOT APPLY TO ANY PROJECT FOR WHICH PLANS
20 ARE BEING ACTIVELY PROCESSED IN COMPLIANCE WITH THE PROCEDURES IN
21 TITLE 16, SUBTITLES 1 AND 11 OF THE HOWARD COUNTY CODE OR WERE BEING
22 ACTIVELY PROCESSED IN COMPLIANCE WITH THOSE SUBTITLES WHEN THE
23 APPLICABLE TIME PERIOD ESTABLISHED BY SUBSECTION (1), ABOVE, EXPIRED.

24
25 **Section 2. *And Be It Further Enacted*** by the County Council of Howard County,
26 *Maryland that the Director of the Department of Planning and Zoning is authorized to*
27 *publish this Act, to correct obvious errors in section references, numbers and references*
28 *to existing law, capitalization, spelling, grammar, headings and similar matters.*

29
30 **Section 3. *And Be It Further Enacted*** by the County Council of Howard County,
31 *Maryland, that this Act shall become effective 61 days after its enactment.*