



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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December 6, 2010

George and Teresa Boarman
12126 MD. Rt. 216
Fulton, MD. 20759

RE: WP-11-079 (Pauper's Folly)
(related to SP-10-004 (Pauper's Folly, formerly "Boarman Property"))

Dear Mr. & Mrs. Boarman:

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)** which requires that a final plan be submitted for all development approved on a preliminary equivalent sketch plan within four months from the date of approval for subdivision proposing 50 or fewer housing units.

Approval is subject to the following condition:

1. The Developer must submit a Final Plan for Pauper's Folly to the Department of Planning and Zoning **on or before February 22, 2012.**

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new preliminary equivalent sketch plan. No site changes would occur with a new submittal. The project has already been subject to complete preliminary sketch plan review and has an established file history. Per the applicant, "justification is based upon the current financial banking climate and the constraints and challenges associated with obtaining loans, bonds and letters of credit from various banks. The additional time will be used to investigate alternative banking solutions. Proceeding with the project at this time is therefore difficult".

Detrimental to the Public Interest:

According to the applicant's justification, the extension of the milestone date would not be detrimental to the Public Interest because "it will not alter the character of the neighborhood or impair the use or development of surrounding properties".

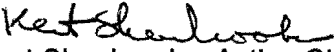
Nullifies the Intent or Purpose of the Regulations:

The granting of a waiver to extension of milestone dates will not nullify the intent or purpose of the regulations. The applicant is not asking to waive the regulations, but is simply asking for an extension of time to submit the next step in the process. Per the justification, "the applicant intends to proceed with the submission of a final plan once the economic climate improves".

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 based on the dates outlined in the above condition.

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

Sincerely,


Kent Sheubrooks, Acting Chief
Division of Land Development

KS/TKM/Waivers 2010/Pauper's Folly WP-11-079 approval 12-6-10
attachment

cc: Research
DED
FCC