



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 26, 2011

Mr. Mark Buda
Ilchester Farm, LLC
P.O. Box 280
Stevenson, MD 21153

RE: WP-11-149, Zaiser Property, Lots 1-10 (SDP-10-033)

Dear Mr. Buda:

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:

1. 16.156(o)(1)(i), and granted a one year extension from the deadline date of 03/30/11 *until* 03/30/12 to apply for one or more of the building permits to initiate construction on the site, and;
2. 16.156(o)(1)(iii), and be granted a one year extension from the deadline date of 03/30/15 *until* 03/30/16 to apply for all of the building permits for all construction authorized by the approved site development plan, SDP-10-033.

The approval of this waiver petition is *subject to compliance with the following condition of approval*:

1. The Petitioner/developer or builder shall apply for one or more of the building permits to initiate construction on the site *on or before 03/30/12*.
2. The Petitioner/developer or builder shall apply for all of the building permits for all construction authorized by the approved site development plan, SDP-10-033, *on or before 03/30/16*.

Justification for the recommendation of approval for this waiver petition request:

1. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the current economic downturn, poor housing market and lack of available financing.
2. This waiver petition request, if approved as cited above, will not nullify the intent and purpose of the Regulations as it does not eliminate the above cited Regulations, but

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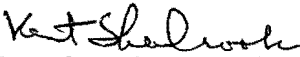
merely allows additional time to comply with them when the economy and housing market improves and financing becomes available.

Indicate this waiver petition file number, sections of the regulations, requests, action, conditions of approval, and approval date in a detailed note on sheet 1 of SDP-10-033 the next time an approved red-line revision change is made to the plan originals.

This waiver petition approval will remain valid in accordance with the two deadline dates of 03/30/12 and 03/30/16 as cited above.

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at mantol@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/MA/WP11149.appr.ltr.

cc: File
Research
DED
SDP-10-033
Benchmark Engineering, Inc.
Sang W. Oh
Cindy Hamilton, Chief, DPSZA
DILP