



## 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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May 18, 2011

Mr. Rob Dorsey  
Dorsey Family Homes  
10717-B Birmingham Way  
Woodstock, MD 20794

Dear Mr. Dorsey:

RE: WP-11-173, Margaret's Fancy (SDP-05-140)

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(o)(1)(iii)** – which requires the developer to apply for all building permits shown on an approved site development plan (SDP-05-140) within 5 years from the date of approval of the plan.

Approval is subject to the following conditions:

1. The waiver petition number (WP-11-173) and its conditions of approval must be added to the site development plan.
2. SDP-05-140 is hereby reactivated and extended for 1 year until May 18, 2012 to apply for building permits.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - The plan complies with the current regulations. The submission of a new plan would not produce a different design. Requiring the submission of a new site development plan would be an inefficient use of the SRC agencies time.

**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. If the County reactivated the plan, it would not be detrimental to the public since all improvements meet the requirements of the regulations. Also, the submission of a new Site Development Plan will not provide a different design than that design previously approved under SDP-05-140.

**Will Not Nullify the Intent or Purpose of the Regulations** - Approval of this waiver request will not nullify the intent or purpose of the regulations since the previously approved SDP meets the current regulation requirements. In addition, all the SRC agencies have approved the SDP design.

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 for one year from the date of this letter.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

cc: Research  
DED  
Mildenberg, Boender and Associates