



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

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
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November 18, 2011

Mr. Arnold Sagner  
Blue Stream, LLC  
P.O. Box 416  
Ellicott City, MD 21041

RE: WP-12-071, Blue Stream, Parcels H - M, and Open Space Lots G-1 and G-2  
(F-10-055)

Dear Mr. Sagner:

The Director of the Department of Planning and Zoning considered your request for waivers 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. Subdivision Sections 16.1106(d) and 16.1106(h)(2)(i), and granted a one year extension from the milestone deadline date period between 04/21/11 and 10/26/11, until 10/26/12, to submit the required site development plan(s) for the remaining 89 tentative housing unit allocations in Phase III.

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

1. The required site development plan(s) for the remaining 89 tentative housing unit allocations in Phase III shall be submitted on or before the extended milestone deadline date of 10/26/12, or the remaining tentative housing unit allocations in Phase III shall be voided.

Justification for the approval recommendation for this waiver petition:

1. Undo hardships and practical difficulties would result from strict compliance with the Regulations if the additional time requested by the Petitioner in order to complete the processing of the site development plans (SDP-11-032 and SDP-11-040) for the earlier phases of the project before submitting the required site development plan(s) for the remaining 89 tentative housing unit allocations in Phase III, and obtain financing, is not granted.
2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations, because the request is not to waive the Regulations entirely, but to request additional time to comply with them after completing the

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processing of the site development plans (SDP-11-032 and SDP-11-040) for the earlier phases of the project, and obtaining financing.

Indicate this waiver petition file number, sections of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of the site development plan(s) that is/are required to be submitted for the remaining 89 tentative housing unit allocations in Phase III on or before the extended milestone deadline date of 10/26/12.

This waiver petition approval will remain valid until 10/26/12.

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

Sincerely,



Kent Sheubrooks, Chief,  
Division of Land Development

KS/MA/WP12071.appr.ltr.

cc: File  
Research  
RES/DPW  
DED  
F-10-055  
R. Vogel Engineering, Inc.