



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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January 11, 2012

Mr. Frank Federico
Columbia Howard Properties, LLC
7310 Esquire Court, Suite 14
Elkridge, MD 21075

RE: WP-12-091, Marshalee Woods, Section 2, Area 5, Lots 150-152, SFD units (SDP-10-078)

Dear Mr. Federico:

The Director of the Department of Planning and Zoning considered your requests 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 Subdivision Sections:

1. 16.156(k), (l) and (m), for SDP-10-078, and granted a one year extension from the previously deadline date of 12/08/11 until 12/08/12 to execute the Developer's Agreement(s), pay all required fees, post all required sureties and submit the plan originals for signature approval.

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

1. The above cited, deadline date of 12/08/12 shall be complied with, or site development plan, SDP-10-078, shall become null and void and be removed from processing.
2. Indicate this waiver petition file number, sections of the regulations, request, action, conditions of approval, and date in a detailed note on sheet 1 of site development plan, SDP-10-078.
3. Compliance with the attached DED comments dated 01/04/12 is required.

Justification for the approval recommendation for this waiver petition:


1. Undo hardships and practical difficulties would result from strict compliance with the Regulations due to the current economic downturn, poor housing market and current financial constraints.


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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 when the current poor economic, housing and financial conditions improve so financing can be obtained.

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/WP12091.appr.ltr.
cc: File
Research
RES/DPW
DED
SDP-10-078
Mildenberg, Boender and Assoc., Inc.