



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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Marsha S. McLaughlin, Director

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September 19, 2012

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

RE: WP-13-019 (Pauper's Folly)  
(related to SP-10-004 (Pauper's Folly, formerly "Boarman Property"))

**THIS LETTER IS BEING RE-SENT TO INDICATE THE CORRECT FILE NUMBER WP-13-019 (NOT WP-12-111).**

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 conditions:

1. The Developer must submit a Final Plan for Pauper's Folly to the Department of Planning and Zoning **on or before August 20, 2013.**
2. A letter from Sandy Spring Bank confirming the applicant's efforts to obtain financing (as indicated by e-mail correspondence from Mr. W. Erskine, Esq., dated August 31, 2012) shall be submitted to the Division of Land Development within 60 days of waiver approval (**on or before November 18, 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, "the economic climate remains depressed and the constraints and challenges associated with obtaining loans, bonds, and letters of credit from various banks necessitates additional time to investigate alternative banking solutions."

**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".

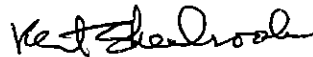
**Nullifies the Intent or Purpose of the Regulations:**

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 for the time period specified in the conditions of approval or as long as this subdivision remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

attachment

KS/TKM/Waivers 2012/Pauper's Folly WP-13-019 approval 9-19-12

cc: Research  
RES  
DED  
W. Erskine, Esq.  
FCC  
SP-10-004 file