



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 23, 2013

Waverly Woods Development Corp.
P.O. Box 30
Glenelg, MD 21737

RE: WP-13-107, GTW's Waverly Woods, Section 14

Dear Sir or Madam:

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 16.1106(d)** of the Subdivision Regulations and; to **Section 16.1106(h)(2)(i)** for a one year extension to the current milestone deadline to submit the red-line revision to add Phase V to SDP-09-039, and the final plan/plat for Phase V if required

Approval is subject to the following conditions:

1. The red-line revision to add Phase V to SDP-09-039, and the final plan/plat for Phase V if required, shall be submitted by the extended milestone deadline date between 07/01/14 and 01/01/15, or Phase V of SDP-09-039 and its 90 tentative housing unit allocations shall become void.
2. Reference this waiver petition, action and conditions on all future plan submittals

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result from strict compliance with the Regulations due to the current economic downturn, the current poor housing market, and if the Petitioner cannot obtain additional time to coordinate the reconstruction of Marriottsville Road with the construction of the homes in order to provide adequate and safe access to the site.

Not Detrimental to the Public Interest

The approval of this waiver petition will not have a detrimental effect on public interest because it will not alter the essential character of the neighborhood or impair the use or development of the surrounding properties.

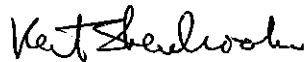
Will not nullify the intent or purpose of the regulations

This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not waive the above cited Regulations, but merely allows additional time to comply with them when the economy and the housing market improves, and the reconstruction of Marriottsville Road is completed.

This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



cc/

Research
DED
Real Estate Services
FCC
SDP-09-039