



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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FAX 410-313-3467

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July 22, 2009

Ms. Sonia Wilder
Wilder Building Corp.
1514 Near Thicket Lane
Stevenson, MD 21153

RE: WP-09-093, The Meadows at Ellicott City III, Parcels D-1 thru D-3, a resubdivision of Parcel D, 122 proposed apt. units in Buildings 1-8, reconsideration request of 06/08/09 (P-07-019)

Dear Ms. Wilder:

The Director of the Department of Planning and Zoning reconsidered 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:

1. 16.144(k)(3)(iii), request to be granted a nine (9) month extension [based on the proposed 122 units and Subdivision Section 16.1106(d)] from the plan processing extension provision date 06/30/10 of "HB 921" to submit the required final resubdivision plat/plan (on or before 03/30/11), subject to compliance with the following condition of approval:
 - A. The required final plat/plan for P-07-019 shall be submitted for review processing on or before the extended deadline date of 03/30/11, or P-07-019 (and S-03-016) shall become null and void, and this project shall lose its tentative housing unit allocations, in accordance with Subdivision Section 16.144(k)(3)(iii).

Justification for the recommendation of approval for this waiver petition request:

1. The justification of 06/08/09 submitted by the agent for the Petitioner, Joseph Rutter.
2. The previous comments from the SRC agencies did not object to the approval of this waiver petition when initially submitted.
3. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the current economic downturn and poor housing market.
4. This waiver petition request, if approved, will not nullify the intent and purpose of the regulations, as it does not waive the requirement of submitting the required final resubdivision plat/plan, but merely allows additional time to submit it when the economy and housing market improves.

Advisory comments:

1. While not a condition of approval for this waiver petition, the applicant is advised to contact Jeff Bronow, Chief of the Division of Research in the Department of Planning and Zoning

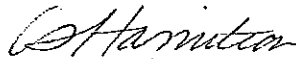
regarding the applicability of Council Bill 8-2009 to the above referenced residential project. Council Bill 8-2009, effective on 05/06/09, provides for altering the housing unit allocation year for a residential project without breaking the project into phases. By taking advantage of this new legislation, the owner/developer of a residential project can select a different housing unit allocation year and comply with the associated extended project submission deadlines.

2. Please be advised that the 2007 Stormwater Management Regulations are currently in effect, *but that new State Stormwater Management Regulations will go into effect on May, 04, 2010*. Any project not having an approved stormwater plan and sediment and erosion control plan by May 04, 2010 will be required to revise their plans to the *new State regulations*.
3. Please be advised that House Bill 921 requires that local jurisdictions extend plan approvals through June 30, 2010. If you should need to further extend your plan/plat processing deadline(s) in accordance with the provisions of this State Bill, you should submit a written request for reconsideration for the extension of the deadline(s) stated within this letter. That reconsideration request requires no fee or cost, and is not subject to the time limits stated in Section 16.104(b)(4) of the Subdivision and Land Development Regulations.

Indicate this waiver petition file number, section of the regulations, request, action, condition of approval, and approval date in a detailed note on sheet 1 of the final plat and final plan for P-07-019. This waiver petition approval will remain valid until 03/30/11.

If you have any questions, please contact Michael Antol at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

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cc: File
Research
RES/DPW
DED
P-07-019
Fisher, Collins and Carter, Inc.
Land Design and Development, Inc./Joseph Rutter