



## 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)

FAX 410-313-3467

TDD 410-313-2323

April 07, 2010

Mr. Frank Federico  
Ducketts Ridge, LLC  
8835-P Columbia 100 Parkway  
Columbia, MD 21045

RE: WP-10-109, The Legacy at Ducketts Ridge, Parcel A, Phases I and II, 52 ARAH SFA units (SDP-06-070)

Dear Mr. Federico:

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 Subdivision Section(s):

1. 16.156(o)(2), and reactivated SDP-06-070 to "approved plan" status, after not complying with Subdivision Section 16.156(o)(1)(i), which resulted in the expiration of the plan approval of SDP-06-070, and;
2. 16.156(o)(1)(i), and granted a one year extension from the date of this waiver petition approval letter until 04/07/11 to apply for one or more of the building permits to initiate construction on the site, and;
3. 16.156(o)(1)(ii), and granted a two year extension from the date of this waiver petition approval letter until 04/07/12 to apply for all of the building permits for all construction authorized by the approved site development plan, SDP-06-070.

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

1. The Petitioner/developer or builder shall apply for one or more of the building permits to initiate construction on the site on or before 04/07/11, and;
2. The Petitioner/developer or builder shall apply for all of the building permits for all construction authorized by the approved site development plan, SDP-06-070 on or before 04/07/12.

Justification for the approval recommendation for this waiver petition:

1. The enclosed justification submitted by the Petitioner/developer.

April 07, 2010  
WP-10-109, The Legacy at Ducketts Ridge  
Page 2

2. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the current economic downturn, poor housing market and lack of available financing.
3. 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 housing market improves and financing becomes available.

Indicate this waiver petition file number, request, sections of the regulations, action, conditions of approval, and date in a detailed note on sheet 1 of related plan, SDP-06-070.

This waiver petition approval will remain valid until 04/07/11 to apply for one or more of the building permits to initiate construction on the site, and; until 04/07/12 to apply for all of the building permits for all construction authorized by the approved site development plan, SDP-06-070.

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

Sincerely,



Kent Sheubrooks, Acting Chief  
Division of Land Development

KS/MA/WP10109.appr.ltr.

cc: Research  
DED  
Bob Frances, Plan Review Division, DILP  
SDP-06-070  
Mildenberg, Boender and Associates, Inc.