



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)  
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November 18, 2010

B. S. Land Acquisition, LLC  
5100 Dorsey Hall Drive  
Ellicott City, MD 21042  
Attn: Gary Evans

RE: B. S. Land Acquisition, LLC  
WP-11-066

Dear Mr. Evans:

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 **Sections 16.156.(k), (l) & (m)** of the Subdivision and Land Development Regulations which requires payment of fees, posting of financial obligations and submission of the site development plan original for signature approval within 180 days from the date of approval.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the site development plan, SDP-08-083.
2. Compliance with the conditions of approval of Hearing Examiner Case #BA-07-008C as outlined in George Beisser's letter dated June 12, 2007.
3. Payment of fees and posting of financial obligations within one(1) year of the date of approval of this waiver petition (**on or before November 18, 2011**).
4. Submission of the site development plan original for signature approval within one(1) year of the date of approval of this waiver petition (**on or before November 18, 2011**).

Our decision was made based on the following:

- Extraordinary Hardship or Practical Difficulty – The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new site development plan. (See the enclosed justification letter from the applicant's consultant – Robert H. Vogel Engineering, Inc.)
- Not Detrimental to the Public Interests – Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. Allowing the applicant additional time to execute the Developer's Agreement, pay fees and submit the site development plan original will not be detrimental to the public since the design is not changing. The extension of time will allow the developer additional time to deal with the current economic conditions. (See the enclosed justification letter from the applicant's consultant – Robert H. Vogel Engineering, Inc.)
- Will not nullify the intent or purpose of the regulations – Approval of this waiver request will not nullify the intent or purpose of the regulations since the design of the site development plan has been reviewed and approved by the County's Subdivision Review Committee. No design changes are proposed. (See the enclosed justification letter from the applicant's consultant – Robert H. Vogel Engineering, Inc.)

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 one year from the date of this letter or as long as this site development plan remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Acting Chief  
Division of Land Development

KS/JME/MPB 

cc: Research  
DED  
Robert H. Vogel Engineering, Inc.  
DPZ File # SDP-08-083 / WP-10-041 / WP-09-027 / BA-07-008C