



Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

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February 11, 2011

Beazer Homes Corp.
8965 Guilford Road, Suite 290
Columbia, MD 21046

RE: WP-11-119, The Gatherings at Jefferson Place, Parcel A, Phases I and II, ARAH
apts. (SDP-06-005)

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 Subdivision Section 16.156(n)(1)(ii), and granted a two year extension to the current deadline date of 06/18/11 until 06/18/13 to apply for the building permits for all of the development shown on approved site development plan, SDP-06-005,

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

1. The Petitioner/developer shall apply for the building permits for all of the development shown on approved, SDP-06-005, on or before 06/18/13.
2. The red-line plan revision process shall be utilized to indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and approval date in a General Note on sheet 1 of site development plan, SDP-06-005.

Justification for the approval recommendation for this waiver petition:

1. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations because SDP-06-005 complied with all applicable regulations to obtain approval, and the additional time requested will result in the final completion of a community of great importance to its residents and Howard County.
2. When considering that many of the residential units and much of the infrastructure have been constructed/installed, the current economic climate, financial regulations, and the current downturn in the housing market, undo hardships and practical difficulties would result from strict compliance with the Regulations.

The approval of this waiver petition shall remain valid until 06/18/13.

February 11, 2011
WP-11-119, The Gatherings at Jefferson Place
Page 2

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

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KS/MA/WP11119.appr.ltr.

cc: Research
RES/DPW
DPSZA
DILP
DED
R. Vogel Engineering, Inc.
SDP-06-005