



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

May 10, 2011

Mr. Arnold Sagner
Port Capital Center of Maryland, LLC
P.O. Box 416
Ellicott City, MD 21041

RE: WP-11-160, The Oaks at Waters Edge, Parcel A (SDP-05-131, proposed 15,400 sq. ft. retail bldg.)

Dear Mr. Sagner:

The Director of the Department of Planning and Zoning considered your requests 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. Subdivision Section 16.156(o)(1)(i), and granted a one (1) year extension from the deadline date of 05/05/11 until 05/05/12 to apply for a building permit to initiate construction on the site in accordance with approved, SDP-05-131.

Approval is subject to the following conditions:

1. A building permit to initiate construction on the site in accordance with approved, SDP-05-131, shall be applied for by 05/05/12, or the approval of SDP-05-131 shall expire in accordance with Subdivision Section 16.156(0)(2).
2. Indicate this waiver petition file number, section of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of SDP-05-131 the next time an approved red-line revision change is made to the plan originals.

Justification for the approval recommendation for this waiver petition:

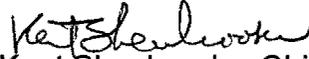
1. Undo hardships and practical difficulties would result from strict compliance with the Regulations due to the current economic downturn, the poor commercial market, and the need to submit a new SDP instead of granting the requested deadline date extension, as the site design is to remain the same and SDP-05-131 meets current Regulations.
2. 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

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additional time to comply with them when the economy and the commercial market improves.

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

KS/MA/WP10160.appr.ltr.

cc: Research
DED
SDP-05-131
R. Vogel Engineering, Inc.
Bob Frances, Plan Review Division, DILP
Real Estate Services, DPW
Cindy Hamilton, Chief, DPSZA