



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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November 8, 2011

Frank Federico
Emily's Delight
7310 Esquire Ct., Suite 14
Elkridge, MD 21075

RE: WP-12-053, Pecoraro Property (F-10-032)

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 **Section 16.144(q)**, which requires that within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. The Final Plat for Phase I, F-10-032, must be submitted for recordation within 6 months of the current deadline (on or before **April 8, 2012**).
2. All SRC comments for the plat must be addressed.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – The applicant requests this waiver based on financial constraints and practical hardships. The plat is a resubdivision of a parcel from an older subdivision, Canbury Woods. The applicant is in the process of working with the existing Canbury Woods Homeowners Association (HOA) board to review the documentation accepting the open space lot into their HOA. Furthermore, the developer is also working with a builder who is behind schedule and has not yet an SDP to the County. Settlement between the developer and the builder apparently will not be complete prior to SDP approval. Due to the difficult economic conditions, the developer cannot assume individual tax bills for each recorded lot. Currently, the County is still routinely granting extension based on poor economic conditions.

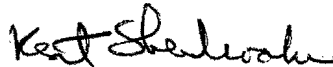
Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. There have been no substantive changes to the Subdivision and Land Development code during the extended deadline timeframe that would affect the status of this project.

Will Not Nullify the Intent or Purpose of the Regulations – The waiver does not request relaxation of any technical or material subdivision or development requirements.

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 the time period specified in the conditions of approval or as long as this subdivision remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF



cc: Research
DED
Forest Conservation Coordinator
Landscape Coordinator
Vogel Engineering