



Howard County Department Of Planning And Zoning  
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Marsha S. McLaughlin, Director

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October 17, 2011

Greenfield Homes, Inc. and Willow Brook, LLC  
6656 Luster Drive  
Highland, Maryland 20777  
ATT: Wayne Greenfield

RE: WP-12-058/Willow Ridge (F-08-050)  
Extension of Time

Dear Mr. Greenfield:

The Director of the Department of Planning and Zoning considered your request for waiver(s) from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for Waivers to Section 16.144(p)-requiring that within 120 days of receiving approval of the final plan the developer shall: (1) Pay all required fees to the County, and (2) if subject to a developer agreement or major facility agreement, shall post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements; and Section 16.144(q)- Requiring that within 180 days of final plan approval, the developer shall submit the final subdivision plat original (F-08-050) to the Department of Planning and Zoning for signatures and recordation. Approval is subject to the following conditions:

1. Approval is granted for a **one year** extension from the date of October 30, 2011, by which to pay all required fees to the County; and, if subject to a developer agreement or major facility agreement, post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements for F-08-050. The new deadline date is on or before **October 30, 2012**.
2. Approval is granted for a **one year** extension from the date of December 30, 2011, by which to submit the final plat mylars for signature processing and recordation for F-08-050. The new deadline date is on or before **December 30, 2012**.
3. Future request for extensions of time beyond the extended deadlines will require submission of a new waiver petition application.
4. The applicant is advised that a new Fee Schedule has been adopted on July 1, 2011. Increase of any processing fees previously indicated in the Technically Complete Letter for F-08-050 must be paid at the time of submission of applicable plan originals.

JUSTIFICATION FOR APPROVAL:

1. Extraordinary hardship would result if the waiver requests were not approved. Review by all agencies is complete and the developer has received a Technically Complete Letter for F-08-050. Tentative housing unit allocations have been granted, road construction drawings have been signed and Density Sending and Density Receiving Plats have been recorded. Due to government delay while processing the road construction drawings, the applicant was granted a six month extension to the deadline dates as established under the Technically Complete Letter for F-08-50. Additional extensions were further approved under waiver petition applications, WP-09-60, WP-09-159 and WP11-047. This is the fourth waiver petition request for an extension to the due dates. These extensions

are once again necessary due to the economic condition of the housing market. The owner is unable to obtain financing in a timely manner and is in need of extensions to the deadline dates by which to execute developer's agreements, make payment of fees and submit the plat originals for F-08-050. To void the final plan at this time would create extraordinary hardship and result in the voiding of all previously approved plans and housing unit allocations. Resubmission of development plans would result in redundant review of this subdivision by County and state agencies and create further financial burden to the developer. A better solution would be to grant an extension of time to the deadline dates, allowing this project to move forward.

2. The requested waivers will not be detrimental to the interest of the public. The owner is not circumventing the intent of any Subdivision or Zoning Regulations but only once again requires extension to the due dates so as to delay construction until a more economically feasible market is met. Completion of all processing steps as outlined in the final plan Technically Complete Letter will be complied with. Additionally, reconsideration of the due dates is in compliance with previously mandated state law and represents the most advantageous and adequate response to present day economic conditions. This Department will grant an additional one year extension from the previously approved deadline dates as established under WP-11-047.

3. The intent of the Regulations will still be served to a greater extent through implementation of an alternative proposal and approval of the waiver request(s) will not nullify the intent of the Regulations. The applicant is not circumventing any of the Subdivision or Zoning Regulations by approval of the waiver requests, but only requires an extension to the due dates to delay construction until financial processing can be undertaken. All County and state comments have been addressed and the final plan has been approved. The alternative proposal to grant extensions to the due dates is the better solution than voiding previously approved plans.

Indicate this waiver petition file number, request, section of the regulations, action taken, date and conditions of approval on all related future plats, site development plans and and/or building permits. This requested waiver will remain valid for as long as development plans remain active. Should you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350 or email: [bbarth@howardcountymd.gov](mailto:bbarth@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development



cc: Research/DED/RES  
FSH Associates  
F-08-050