



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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September 5, 2013

George and Teresa Boarman
12126 MD. Rt. 216
Fulton, MD. 20759

RE: WP-14-017 (Pauper's Folly)
(related to SP-10-004 "Pauper's Folly")
[Lots 1-11, Buildable Preservation Parcel 'A' & Non-Buildable
Preservation Parcels 'B-D']

Dear Mr. and Mrs. Boarman:

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(k)** which requires that a final plan be submitted for all development approved on a preliminary equivalent sketch plan within four months from the date of approval for subdivision proposing 50 or fewer housing units.

Approval is subject to the following condition:

1. The Developer must submit a Final Plan for Pauper's Folly to the Department of Planning and Zoning on or before **August 20, 2015**.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new preliminary equivalent sketch plan. No site changes would occur with a new submittal. The project has already been subject to complete preliminary sketch plan review and has an established file history. Per the applicant, "the timing of this development could not be worse because of economic conditions, medical bills, health issues and availability of funds."

Detrimental to the Public Interest/Nullify the Intent or Purpose of the Regulations:

According to the applicant's justification, the extension of the milestone date would not be detrimental to the Public Interest because "it will not alter the character of the neighborhood or impair the use or development of surrounding properties". The applicant is not asking to waive the regulations, but is simply asking for an extension of time to submit the next step in the process. Per the justification, "the applicant intends to proceed with the submission of a final plan once the economic climate improves and Mr. Boarman's health improves".

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.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

attachment

KS/TKM/waivers 2013/Pauper's Folly WP-14-017 approval 9-5-13

cc: Research
DED
FCC
SP-10-004 file