



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

Valdis Lazdins, Director

FAX 410-313-3467

September 14, 2015

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

RE: WP-16-012 (Boarman Property)  
**RECONSIDERATION**

Dear Mr. and Mrs. Boarman:

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

As of the date of this letter, the Planning Director has **approved your request for approval for an additional 90-day extension from the current deadline date of November 18, 2015 (for a total of 180 days) for waiver to 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.

**Waiver reconsideration approval is subject to the following:**

1. The Developer must submit a Final Plan for "Pauper's Folly" to the Department of Planning and Zoning **on or before February 16, 2016.**
2. The conditions of approval outlined in the Development Engineering Division's memo of September 8, 2015 shall be addressed with the Final plat/Plan.

**NOTE:** If a Final Plat/Plan is not submitted by the revised deadline date of February 16, 2016, this project ("Pauper's Folly") will be voided and tentative allocations will be rescinded. No additional requests for extension of time will be considered.

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**Justification for Recommendation for additional 90-day extension from November 18, 2015:**

**Extraordinary hardships or practical difficulties:**

Mr. William Erskine, attorney for the Boarman family, has submitted e-mail confirmation (dated September 2, 2015) indicating that he has been "actively engaged in an effort to market Mr. Boarman's property to numerous land developers and/or builders. The list of builders and developers include Trinity Homes, Williamsburg Homes, Goodier Baker, Elm Street, Caruso Homes, Mitchell and Best, K. Hovnanian and Toll Brothers. Most of the developers have indicated that the market for Single Family Detached lots on well and septic is oversaturated at the present time. However, Mr. Erskine has been engaged in some recent positive discussions and he hopes that these discussions will result in an agreement in the near future."

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


Based on the meeting of August 27, 2015, the applicant's agent (FCC) would find it difficult to prepare the Final Plat and Plan by November 18, 2015. An additional 90 days (for a total of a 180-day extension) will provide sufficient time to complete the engineering and design of the Final Plat and Plan.

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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](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

**attachment**

KS/TKM/waivers 2015/Paupers Folly Boarman Property WP-16-012 RECONSIDERATION approved 9-14-15

cc: Research  
DED  
Real Estate Services  
FCC  
W. Erskine at [werskine@offitkurman.com](mailto:werskine@offitkurman.com)  
SP-10-004 file

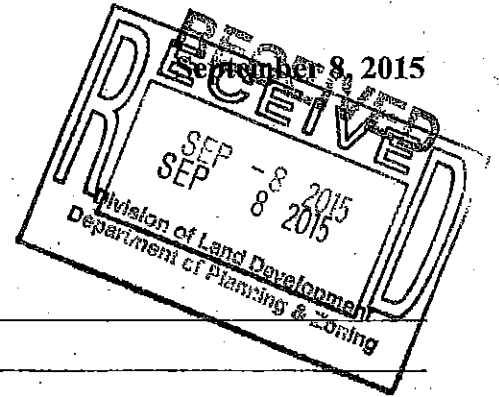
DEPARTMENT OF PLANNING AND ZONING  
DEVELOPMENT ENGINEERING DIVISION

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Chad Edmondson, Chief *CE*  
Development Engineering Division

Project Engineer: \_\_\_\_\_ Jim Witmer

RE: DP&Z File #: \_\_\_\_\_ WP-16-012



Paupers Folly (Formerly Boarman Property)

After review of the submitted information requesting a reconsideration to a waiver of the Subdivision and Land Development Regulations, Section 16.144(k)(3)(i), which requires the submittal of a final plan within 4 months of preliminary equivalent sketch plan or preliminary plan approval for subdivisions with 50 or fewer lots, this Division has **NO OBJECTION** subject to the following.

1. The SWM design for this development was provided during the revision/transition period for MDE stormwater regulations. The SWM designed with the preliminary plan does not meet the current standards for using ESD practices based on information and guidance documents provided by MDE. With the submission of the final plans, the stormwater management design will have to be adjusted as needed to meet all current standards.