



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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FAX 410-313-3467
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February 12, 2013

William T. Wheeler, Trustee
F. O. Day Co.
850 East Gude Drive
Rockville, Maryland 20850

Re: Jessup Park, Parcel B
Waiver Petition WP-13-108
(Site Development Plan SDP-09-021)

Dear Mr. Wheeler:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.156(o)(1)(i) and 16.156(o)(2) of the Howard County Subdivision and Land Development Regulations. Waiver approval would allow building permit application deadlines to be extended while maintaining the plan as active.

As of the date of this letter, the Planning Director **APPROVED** your request to waive Subsections 16.156(o)(1)(i) and 16.156(o)(2) as they pertain to SDP-09-021.

Waiver approval is subject to the following conditions:

1. The petitioner shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction authorized by SDP-09-021 **on or before December 16, 2013.**
2. The petitioner shall apply to the Department of Inspections, Licenses and Permits for building permits for all construction authorized by SDP-09-021 **on or before December 16, 2014.**

Our decision to approve the waiver was made based on the following justification:

1. Unnecessary hardship and practical difficulty may result from strict compliance with the regulations. The petitioner has invested a great deal of time and money to reach the point of having an approved site development plan, subject to redline revision, and nearly ready to make building permit application. Additional time also is needed to obtain approval of the pending redline revision. The petitioner would experience unnecessary hardship and practical difficulty if strict compliance with the regulations was enforced and the plan voided at this critical juncture.
2. Waiver approval will not nullify the intent and purpose of the regulations since the site development plan has been completely processed, complies with all applicable requirements, is considered "technically complete", and is now in the process of being revised through the County's standard redline revision process.

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3. The Development Engineering Division has no objection to waiver approval.

Indicate this waiver petition file number, sections of the regulations, action, conditions of approval, and date on all related site development plans and building permits. This waiver will remain valid for the time period specified in the conditions of approval.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief

DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research

DPZ, DED

DPW, Real Estate Services