



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

April 12, 2013

James C. Pippen
Jessup Park, LLC
453 South Polk Drive
Sarasota, Florida 34236

Re: Pippen Property
Waiver Petition WP-13-143
(Site Development Plan SDP-10-030)

Dear Mr. Pippen:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.156(k), 16.156(l) and 16.156(m) of the Howard County Subdivision and Land Development Regulations as they apply to the plan referenced. Waiver approval would allow for the extension of deadlines associated with the plan.

As of the date of this letter, the Planning Director approved your request to waive Subsections 16.156(k), 16.156(l) and 16.156(m) as they apply to SDP-10-030, subject to the following conditions:

1. Petitioner shall execute developer agreements, post sureties and pay all required fees to the Department of Public Works, Real Estate Services Division **on or before April 15, 2013.**
2. Petitioner shall submit the site development plan original for signature approval to the Department of Planning and Zoning, Division of Land Development and shall address other items listed under Step 2 of our letter of June 7, 2010 **on or before April 15, 2013.**
3. Petitioner is advised that per the MDE Stormwater Management Act of 2007 if the SDP design is not approved and bonded by May 4, 2013 the stormwater management will be subject to redesign using the 2007 regulations. If the SDP is not signed then, this site will be subject to redesign. (DED condition.)
4. Petitioner is advised that no additional time extensions will be granted.

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

1. The petitioner has invested a great deal of time and money to reach this near final level in the land development process for SDP-10-030 but needs additional time to finalize preparation of the plat of forest conservation easement and easement abandonment required for this project. As a result, the petitioner would experience under hardship and practical difficulty if strict compliance with the regulations was enforced.

James C. Pippen

April 12, 2013

Page 2 of 2

2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the regulations since SDP-10-030 has been completely process, complies with all applicable requirements, is considered "technically complete", and is now waiting for the project engineer to finalize preparation of the required plat of forest easement and easement abandonment.

Indicate this waiver petition file number, sections of the regulations, action, conditions of approval, and date on all related plats and site development plans. This requested waiver will remain valid for the time period specified by 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
Vogel Engineering