



*Howard County Department Of Planning And Zoning*

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

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July 27, 2010

Mr. Duncan Slidell  
BA Waterloo , LLC,  
C/O Bozzuto and Associates, Inc.  
7850 Walker Drive, Suite 400  
Greenbelt, MD 20770

RE: WP-11-004, Shipley's Grant, Phase V and P/O Phase I, a resub. (F-10-048)

Dear Mr. Slidell:

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

As of the date of this letter, the Planning Director **approved** your request to waive Subdivision Sections:

1. 16.144(p)(1) and (2), and granted a 60 day extension from the deadline date of 07/14/10 until 09/12/10 to execute the required Developer's Agreement(s), pay all required fees, and post all required sureties for F-10-048, Shipley's Grant, Phase V and P/O Phase I, a resub.

The approval of this waiver petition is subject to compliance with the following conditions of approval:

1. The required F-10-048 Developer's Agreement(s) shall be executed, all required F-10-048 fees shall be paid, and all required F-10-048 sureties shall be posted by the extended deadline date of 09/12/10, or the F-10-048 plan/plat shall become null and void, will lose its tentative housing unit allocations, and all previous approvals will be rescinded, in accordance with Subdivision Section 16.144.
2. The F-10-048 plat originals shall be submitted for signature processing and recording by the deadline date of 09/12/10, or the F-10-048 plan/plat shall become null and void, will lose its tentative housing unit allocations, and all previous approvals will be rescinded, in accordance with Subdivision Section 16.144.
3. Be aware of the attached DED advisory comment of 07/09/10.

Justification for the approval recommendation for this waiver petition:

1. The justification submitted by the project engineer. See the attached copy.
2. This waiver petition request, if approved, will not be detrimental to the public

July 27, 2010

WP-11-004, Shipley's Grant, Phase V and P/O phase I, a resub.

Page 2

interest or nullify the intent and purpose of the Regulations, as the Developer has began the Developer's Agreement process and the agreements will be executed, all required fees will be paid, and all required sureties will be posted by the extended deadline date of 09/12/10, which is the same as the unchanged deadline date for the submission of the plat originals for signature processing and recording.

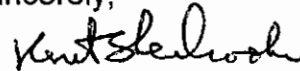
3. Undo hardships and practical difficulties would result from strict compliance with the Regulations as the Developer's Agreements will be ready prior to the deadline date, but there will not be sufficient time for the developer execute the agreements, pay the fees and post the sureties by that date.

Indicate this waiver petition file number, sections of the regulations, requests, action, conditions of approval, and date in a detailed note on sheet 1 of the F-10-048 plat.

This waiver petition *approval will remain valid until 09/12/10* to execute the required Developer's Agreement(s), pay all required fees, and post all required sureties for F-10-048, Shipley's Grant, Phase V and P/O Phase I, a resub.

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at [mantol@howardcountymd.gov](mailto:mantol@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Acting Chief  
Division of Land Development

<sup>ms</sup>  
KS/MA/WP11004.appr.ltr.

cc: File  
Research  
DED  
F-10-048  
GLW