



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

January 19, 2011

Mr. Chris Phippen
Jessup Park, LLC
453 S. Polk Drive
Sarasota, FL 34236

RE: WP-11-095, Phippen Property, TM Parcels 108-A and 108-B, proposed mass grading, SWM, forest conservation easement (SDP-10-030)

Dear Mr. Phippen:

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. 16.156(k), (l) and (m), and granted a one year extension from the plan processing deadline date of 12/04/10 until 12/04/11 to execute the SDP-10-030 Developer's Agreement(s), pay all required fees, post all required sureties and submit the SDP-10-030 plan originals for signature approval;

Subject to compliance with the following condition of approval:

1. The above referenced extended plan processing deadline date of 12/04/11 shall be complied with, or site development plan, SDP-10-030, shall become null and void and be removed from processing.

Justification for the approval recommendation for this waiver petition:

1. The enclosed justification submitted by the Petitioner.
2. The Petitioner/developer has invested a great deal of time and money to reach this near, final level in the land development process, but needs additional time for the DPW process the abandonment of part of an existing public drainage easement on TM Parcel 108-A, and complete the Developer's Agreements and post the required sureties. As a result, the Petitioner/developer would experience undue hardships and practical difficulties if strict compliance with the Regulations was required.
3. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations, because SDP-10-030 has been completely processed, complied with all applicable requirements and was issued a "technically complete" letter, and this project is now waiting for the DPW process the abandonment of part of an existing public drainage easement on TM Parcel 108-A, so the Developer's Agreements can be completed and the

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required sureties can be posted.

Indicate this waiver petition file number, sections of the regulations, request, action, condition of approval, and date in a detailed note on sheet 1 of site development plan, SDP-10-030.

This waiver petition approval will remain valid until 12/04/11.

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

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

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KS/MA/WP11095.appr.ltr.

cc: File
Research
RES/DPW
DED
R. Vogel Engineering, Inc.
SDP-10-030