



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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February 17, 2011

Mr. Michael Weal  
Forest Motel, Inc.  
10021 Baltimore National Park  
Ellicott City, MD 21042

Mr. Bruce Taylor  
Bonnie Branch Corp.  
P.O. Box 396  
4100 College Ave.  
Ellicott City, MD 21043

RE: WP-11-133, Forest Green, Parcel A (F-11-020)

Dear Mr. Weal and Mr. Taylor:

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 90 day extension from the deadline date of 02/09/11 until 05/10/11 to execute the required Developer's Agreement(s), pay all required fees, and post all required sureties for F-11-020, and;
2. 16.144(q), and granted a 90 day extension from the deadline date of 04/10/11 until 07/09/11 to submit the F-11-020 plat originals for signature processing and recording.

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

1. The required Developer's Agreement(s) shall be executed, all required fees shall be paid, and all required sureties for F-11-020 shall be posted by the extended deadline date of 05/10/11, or the F-11-020 plat shall become null and void, and all previous approvals will be rescinded, in accordance with Subdivision Section 16.144.
2. The F-11-020 plat originals shall be submitted for signature processing and recording by the extended deadline date of 07/09/11, or the F-11-020 plat shall become null and void, and all previous approvals will be rescinded, in accordance with Subdivision Section 16.144.

Justification for the approval of this waiver petition:

1. The Applicant has decided to change the required, proposed offsite forest conservation easement location from the originally proposed Jeff Harrison Property to the Howard Hunt Property because of difficulties in obtaining the required title report, etc. for the first chosen location. Also, the proposed offsite forest conservation easement on the second chosen location will be adjacent to an existing forest conservation easement, which is a more desirable proposal based on the requirements of the Forest Conservation Manual.

The request for additional time is warranted so the related plans and plat can be revised accordingly.

2. The Applicant has invested a great deal of time and money to reach this near, final level in the subdivision/land development process, but needs additional time change the location of the proposed offsite forest conservation easement, revise the related plans and plat accordingly, and complete the Developer's Agreements, pay all fees and post the required sureties. As a result, the Applicant 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 F-11-020 has been completely processed, complied with all applicable requirements and was issued an "approval" letter, and this project is now in the process of revising the related plans and plat accordingly, so the Developer's Agreements can be completed, the fees can be paid, the required sureties can be posted, and the plat originals can be signed and recorded. The request is not to waive the Requirements, but to request additional time to comply with them.

Indicate this waiver petition file number, sections of the regulations, requests, action, conditions of approvals, and approval date in a detailed note added to the General Notes on sheet 1 of F-11-020.

This waiver petition approval will remain valid in accordance with compliance with the two extended deadline dates of 05/10/11 and 07/09/11 as cited above.

If you have any questions, please contact Michael Antol at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

<sup>mm</sup>  
KS/MA/WP11133.appr.ltr.

cc: Research  
DED  
F-11-020  
SDP-10-036  
RES/DPW  
Fisher, Collins and Carter, Inc.  
Land Design and Development