



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
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April 14, 2011

Mr. Steve Breeden
Simpson Mill, LLC
P.O. Box 417
Ellicott City, MD 21041

RE: WP-11-137, Riverdale, 262 proposed units (150 SFA units/R-SA-8 and 112 ARAH apt. units/POR, TM Parcels 44, 116 and 258 (SP-08-002)

Dear Mr. Breeden:

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

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

1. 16.144(k)(3)(iii), and granted a nine (9) month extension [based on the proposed 262 units and Subdivision Section 16.1106(d)] from the previous milestone date of 03/30/11 per approved, WP-09-228, to submit the required final plan/plat for SP-08-002 (on or before 12/30/11).

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

1. The required final plat/plan for SP-08-002 shall be submitted for review processing on or before the extended milestone date of 12/30/11, or SP-08-002 shall become null and void, and this project shall lose its tentative housing unit allocations in accordance with Subdivision Section 16.144(k)(3)(iii).

Justification for the recommendation of approval for this waiver petition request:

1. Simpson Mills, LLC has now retained an engineer to prepare the final plan/plat, but additional time is required to complete the final plan/plat package and submit it to the DPZ.
2. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the economic downturn, poor housing market and the changes in the ownership of the above referenced project/properties.
3. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not waive the requirement of submitting the required final

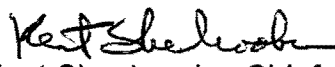
April 14, 2011
WP-11-137, Riverdale
Page 2

plan/plat, but merely allows additional time to prepare it for submission.

Indicate this waiver petition file number, section of the regulations, request, action, condition of approval, and approval date in a detailed note on sheet 1 of the final plat and final plan to be submitted for SP-08-002. This waiver petition approval will remain valid until 12/30/11.

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

KS/MA/WP11137.appr.ltr.

cc: File
Research
DED
SP-08-002
Benchmark Engineering, Inc.