



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

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Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
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March 12, 2012

Mr. & Mrs. Raymond D. Jordan  
4929 Canvasback Drive  
Columbia, MD 21045

RE: Jordan Overlook Lots 1-10 & OS Lot 11  
WP-12-125 (F-11-041)

Dear Mr. & Mrs. Jordan:

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

On March 8, 2012, the Planning Director **approved** your request to waive **Sections 16.144.(p) & (q)** of the Subdivision and Land Development Regulations which requires: payment of fees and posting of financial obligations within 120 days from the date of subdivision plan approval; and, submission of the final subdivision plat for recordation within 180 days from the date of subdivision plan approval. Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the final subdivision plan, F-11-041.
2. Payment of fees, posting of financial obligations and submission of the final plat original for signature and recordation within one(1) year from the date of this waiver approval (**on or before March 8, 2013**).
3. Please be advised, Real Estate Services Division, DPW, requires a minimum of three(3) weeks to execute the Developer's Agreement(s). This should be anticipated by the developer in meeting the above deadline date for the submittal of the plat originals.

Our decision was made based on the following:

- Extraordinary Hardship Resulting from Strict Compliance with the Regulations – Due to the current economic climate, the owner has had difficulty obtaining bank loans, bonds and letters of credit. As such, he has been unable to move forward to the next development phase of the project in time to meet the previously approved date of February 9, 2012 for the Developer's Agreement and April 9, 2012 for final plat submission. Since this project has an established file history, approval of this waiver will preclude the need to begin the lengthy plan review process anew which will create an extraordinary hardship and practical difficult for the owner.
- Not Detrimental to the Public Interests – Approval of this waiver will not have a detrimental effect on the public interests, alter the essential character of the neighborhood or impair the development of the surrounding properties as the property is being designed in accordance with all applicable zoning ordinances.
- Will Not Nullify the Intent or Purpose of the Regulations - Approval of this waiver will not nullify the intent of the Regulations because the owner has not changed the original development concept.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for one year from the date of waiver petition approval or as long as this subdivision plan remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

*QMF*  
KS/JMF/MPB *MPB*

cc: Research  
Development Engineering Division  
Real Estate Services Division  
Land Design & Development  
Fisher, Collins & Carter, Inc.