



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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November 16, 2012

Triangle Montgomery Associates
attn: J. Chris Phippen
4291 Montgomery Road
Ellicott City MD 21043

RE: **WP-13-029, Long Gate Overlook**
(F-13-028, SDP-12-058)

Dear Mr. Phippen:

This letter is your notification that the Department of Planning and Zoning (DPZ) has determined that the above referenced waiver petition for Long Gate Overlook is not necessary. The purpose of the waiver petition was to reduce the required recreation open space for the above reference project. However, you responded, by a letter dated October 26, 2012, that you have opted to utilize the 50% credit (pursuant to the June 15, 2012 DPZ policy memo) for active recreational amenities by implementing two "tot lots" in lieu of providing the land area in order to satisfy the 17,600 square feet of recreation open space for this development project.

On November 15, 2012, the Planning Director concurred with that determination and the waiver petition for this property has been **voided**.

If you have any questions, regarding this letter, please contact Derrick Jones at (410) 313-2350.

Sincerely,

Kent Sheubrooks, Chief

Division of Land Development

KS/dj

cc: DED

Research

Vogel Engineering

Files: SDP-12-058/F-13-028