



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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December 2, 2014

Wesley Jenson
3101 Florence Road
Woodbine, MD 21797

RE: WP-15-065, Jenson Property/Arrowwood Shepherds (SDP-14-088)

Dear Mr. Jenson:

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 Section 16.156(g)(2) to extend the 45 day resubmission deadline date, subject to the following conditions:

1. The active status of SDP-14-088 is hereby extended for 45 days from the date of the waiver petition approval letter to submit the revised plans (on or before January 16, 2015).
2. Compliance is required for all comments from the letter dated September 26, 2014 from the Department of Planning and Zoning.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the applicant is required to process a new site development plan for the subject property. The applicant has a site development plan on file, which has already started the review process.

Alternative Proposal

One alternative would be to void the site development plan, but this option is not recommended. This would create an extraordinary hardship as the plans would have to be resubmitted with new fees and re-circulated through the County for review even though the site development plan has not been altered, thereby wasting County resources and creating an unnecessary additional expense for the applicant. The SDP has an established file history and has been through a previous review cycle.

Not Detrimental to the Public Interest

The waiver request will not be detrimental to the public interest since the site development plan for this project has been reviewed by the SRC agencies for compliance of the County and State regulations. Therefore, the requested reactivation of the SDP will not have any adverse effect on the surrounding properties where the project is located.

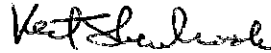
Will not nullify the intent or purpose of the regulations

Approval of this waiver request will not nullify the Intent or Purpose of the Regulations because the SRC agencies need to review the SDP for compliance before issuing an approval. Therefore, approval of this waiver request will satisfy the Intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures.

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 the time period specified in the conditions of approval or as long as this site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
LDE
SDP-14-088