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August 29, 2024

Bel Air Planning Commission
705 E. Churchville Road
Bel Air, MD 21014

Attn: Lois Kissinger Kelly, Chair

Subject: Request for Extension of Site Plan Approval
Property: 332 Baltimore Pike
Case Number: 09P-22-01-SP/LP

Dear Ms. Kelly and Members of the Planning Commission,

I am writing to formally request a one-year extension for the approval of the Site Plan and Landscape Plan for the property located at 332 Baltimore Pike. Due to unforeseen delays, we have not yet been able to move forward with the development within the original timeframe specified.

Specifically, the delays have been caused by challenges obtaining a permanent egress easement from the owner of the specified adjacent property, Bud's Carwash. He is only willing to offer a construction easement and willing share the egress permanently through a written agreement/contract. To compound this issue, I am an active duty Army Soldier now stationed in Georgia so my time working on this issue has been limited due to other obligations to our Nation. Despite these challenges, we are committed to moving forward with the project and are actively working to resolve the issues. We anticipate being able to proceed in the coming months and would like to request that the approval be extended for an additional year to allow us the necessary time to complete the project.

I kindly ask the Planning Commission to consider this request and extend the approval period until one year from original expiration (September 2, 2022) or greater if allowable.

Thank you for your time and consideration. Should you need any further information or documentation, please do not hesitate to contact me.

Sincerely,
Nicholas Jefferson
Owner/Developer
332 Baltimore Pike