



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
TDD 410-313-2323

November 18, 2011

Mr. Peter G. Voelkel
Waterloo Land No. 2, LLC
301 Transylvania Ave.
Raleigh, NC 27609-6951

RE: WP-12-075, Waterloo Crossing, Parcel A, TM Parcels 227 and 548 (SDP-07-102, six proposed office buildings and F-08-040)

Dear Mr. Voelkel:

The Director of the Department of Planning and Zoning considered your requests for waivers from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your requests to waive Subdivision Sections:

1. 16.156(k), (l) and (m), for SDP-07-102, and granted a one year extension from the previously extended deadline date of 12/22/11 until 12/22/12 to execute the Developer's Agreement(s), pay all required fees, post all required sureties and submit the plan originals for signature approval, and;
2. 16.144(p)(1) and 16.144(q), for F-08-040, and granted a one year extension from the previously extended deadline date of 12/22/11 until 12/22/12 to pay all required fees and submit the plat original(s) for signature and recording;

Subject to compliance with the following conditions of approval:

1. The above cited, extended deadline dates of 12/22/12 shall be complied with, or site development plan, SDP-07-102 and/or final plat, F-08-040 shall become null and void and be removed from processing.
2. Indicate this waiver petition file number, sections of the regulations, requests, action, conditions of approval, and date in a detailed note on sheet 1 of site development plan, SDP-07-102, and final plat, F-08-040.
3. Compliance with the enclosed DED comments dated 11/04/11 is required.

Justification for the approval recommendation for this waiver petition:

1. Undo hardships and practical difficulties would result from strict compliance with the Regulations due to the current economic downturn and current lack of a market for commercial floor space.

November 18, 2011
WP-12-075, Waterloo Crossing, Parcel A
Page 2

2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations, because the SDP and plat have been completely processed, complied with all applicable requirements and were issued "approval" letters, and this project is waiting for the current poor economic conditions to improve so financing can be obtained, which will result in many new jobs of great importance to Howard County.

You are advised, however, that the above referenced extended deadline dates do not reflect the building permit/construction deadline dates associated with your three related administrative adjustment cases, AA-06-027, AA-07-018 and AA-08-008. You are reminded to monitor the building permit/construction deadline dates associated with these three cases to ensure compliance with the conditions of approval in their Decision and Orders.

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/WP12075.appr.ltr.

cc: File
Research
RES/DPW
DED
R. Vogel Engineering, Inc.
SDP-07-102
F-08-040