



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
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April 30, 2015

Beth E. Lancelotta & Janice E. Duvall
4652 Sheppard Lane
Ellicott City, MD 21042

Sang W. Oh, Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042

RE: WP-15-022 Lancelotta Property
4652 Sheppard Lane
Waiver Reconsideration Request

Dear Ms. Lancelotta, Ms. Duvall, & Mr. Oh:

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 reconsideration request to waive **Section 16.147** of the Howard County Subdivision and Land Development Regulations, requiring a final subdivision plat to effectuate the proposed lot line adjustments through an adjointer deed transfer. The reconsideration request is for a 60 day extension to approval conditions (dated March 16, 2015) for number 2 and 3. Approval is subject to the following:

1. Compliance with previous approval conditions 1, and 4 thru 12 dated March 16, 2015.
2. The first parcel and the third parcel will be reconfigured by utilization of the adjointer deed process. The Adjointer deed shall be recorded in the Land Records of Howard County, MD within 60 days of the previous date of July 15, 2015 or by **September 13, 2015**.
3. A recorded copy of the Adjointer deed shall be submitted to this Department for file retention purposes with 60 days of the previous date of August 4, 2015 or by **October 3, 2015**.

Our decision was made based on the following:

- **Please see the attached staff recommendation dated March 16, 2015 and the attached e-mail request dated April 24, 2015.**

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.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/PBF/RJ

cc: Research
Real Estate Services, DPW
Office of Law
FSH Associates