



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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TDD 410-313-2323

March 02, 2011

Mr. Scott Armiger  
Orchard Development Corporation  
5032 Dorsey Hall Drive  
Ellicott City, MD 21242

RE: WP-11-126, The Meadows at Ellicott City III (to be renamed Orchard Meadows), proposed Parcels D-1, D-2 and D-3, a resubdivision of Hoenes Property, Parcel D (P-07-019)

Dear Mr. Armiger:

As of the date of this letter the Planning Director **approved** your request to waive Subdivision Section:

1. 16.144(k)(3)(iii), and granted a 180 day extension from the previous milestone date of 03/30/11 (per the reconsideration of WP-09-093) until 09/26/11 to submit the required final resubdivision plat/plan.

The approval of this waiver petition is **subject to compliance with the following conditions of approval:**

1. The required final resubdivision plat/plan shall be submitted to the Department of Planning and Zoning by the extended milestone date of 09/26/11, or preliminary plan P-07-019, shall become null and void, all previous approvals will be rescinded, and this project will lose its tentative allocations in accordance with Subdivision Section 16.144.
2. Indicate this waiver petition file number, section of the regulations, request, action, condition of approvals, and approval date in a detailed note added to sheet 1 of all future plan and plat submissions for this project.

Justification for the approval recommendation for this waiver petition:

1. Additional time is required to redesign the stormwater management for this project to current requirements, and to seek zoning setback variances due to the required multiple public road extensions and irregularly shaped parcels. If not granted additional time for redesign, undo hardships and practical difficulties would result from strict compliance with the Regulations.
2. Approval of this request will not be detrimental to the public interest because it will aid in the progress of this project that will construct public road extensions that have

March 02, 2011  
WP-11-126  
Page 2

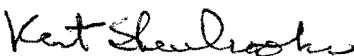
been planned and need in this area for years.

3. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations because the request is not to waive the Requirements entirely, but to request additional time to comply with them.

This waiver petition approval will remain valid until 09/26/11.

If you have any questions, please contact Michael Antol at (410) 313-2350.

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/MA/WP11126.appr.ltr.  
cc: Research  
DED  
P-07-019  
S-03-016  
KCI Technologies