



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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March 25, 2011

Mr. Joseph E. Link
NLC, LLC.
c/o H & H Rock Companies
6800 Deerpath Road, Suite 100
Columbia, MD 21046

RE: WP-11-136, Village Towns, Parcel A, TM Parcels 3 and 729, (F-11-001)

Dear Mr. Link:

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

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

1. 16.144(r)(6), 16.144(r)(5) and 16.144(q), and reactivated final plat, F-11-001, to "approval" status and granted a 180 day extension from the date of this letter, until 09/21/11, to pay all required fees for F-11-001 and submit the F-11-001 plat originals for signature processing and recording, and;
2. 16.144(r)(5), 16.144(r)(6) and 16.104(c), and reactivated waiver petition, WP-10-009, to "approval" status and will permit it to remain valid for as long as final plat, F-11-001, remains in active processing.

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

1. The required fees for F-11-001 shall be paid and the plat originals for F-11-001 shall be submitted for signature processing and recording within 180 days from the date of the letter, on or before 09/21/11, or final plat, F-11-001, and waiver petition, WP-10-009, shall become void.

Justification for the approval recommendation for this waiver petition:

1. If the additional time requested by the Petitioner in order to continue the process of resolving related title report and ownership issues is not granted, undo hardships and practical difficulties would result from strict compliance with the Regulations.
2. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not request to entirely waive the above cited Regulations, but merely to allow additional time to comply with them after the related title report and ownership issues have been resolved.

Indicate this waiver petition file number, sections of the regulations, request, action, conditions of


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approval, and approval date in a detailed note on sheet 1 of final plat, F-11-001.

This waiver petition approval will remain valid until 09/21/11.

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/WP11136.appr.ltr.

cc: File
Research
DED
S-10-001
F-11-001
WP-10-009
MRA