



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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October 25, 2011

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

RE: WP-12-036, Village Towns, Phase III-B, Area 2, TM Parcel 3 (S-04-001)

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(g) and 16.1106(d), and granted a one year extension from the date of this letter for the new, extended, milestone date of 10/25/12 to submit the required preliminary plan or site development plan for Phase III-B, Area 2 of Village Towns.

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

1. The required preliminary plan or site development plan for Phase III-B, Area 2 of Village Towns, shall be submitted to the Department of Planning and Zoning by the new, extended, milestone date of 10/25/12, or Phase III-B, Area 2 of Village Towns shall become void and lose its 67 tentative housing unit allocations.

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, poor housing market and current financial constraints. Additionally, this request clarifies a previously requested extension which was misplaced and never acted upon by the Department of Planning and Zoning in 09/2009.
2. This waiver petition, if approved as cited above, 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 when the current poor economic, housing and financial conditions improve so financing can be obtained,

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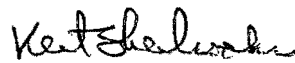
and the project can proceed.

Indicate this waiver petition file number, sections of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of the required preliminary plan or site development plan to be submitted for Phase III-B, Area 2 of Village Towns, that is required to be submitted to the Department of Planning and Zoning by the new, extended, milestone date of 10/25/12.

This waiver petition approval will remain valid until 10/25/12.

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/WP12036.appr.ltr.

cc: File
Research
DED
S-04-001
Talkin & Oh, LLP, Sang W. Oh
Mildenberg, Boender & Assoc., Inc.