



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
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December 2, 2011

John L. Carroll
3841 Manor Lane
Ellicott City, MD 21042

RE: WP-12-068, Carroll-Ziegler Property
Lot 8, Buildable Preservation Parcel 'O'

Dear Mr. Carroll:

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 request to waive **Section 16.144(q)** of the Subdivision and Land Development Regulations, which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat original to the Department of Planning and Zoning for signatures and recordation, and **Section 16.144(r)(6)** of the Subdivision and Land Development Regulations, which states failure to submit the final plat within 180 days of the final plan approval shall void previous approvals and the application will be withdrawn.

Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the final plan, F-11-003.
2. The deadline date to submit the Final Plat to the Department of Planning and Zoning is hereby extended for an additional 180 days from the date of this letter (on or before May 29, 2012).
3. Please be advised that the extension for the submission of the final plat original does not automatically extend the approval received for BA-09-044V. The applicant shall continue to monitor the status of BA-09-044V.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

This project was extensively reviewed and determined to be in compliance with the Howard County Regulations.

Not Detrimental to the Public Interest

Approval of this waiver will not be detrimental to the public interest because there are no additional impacts to the surrounding public facilities other than those already accounted for in the previous submission and approval.

Will not Nullify the Intent or Purpose of the Regulations

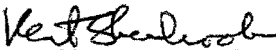
The intent of the Regulations will be met by the continued progress towards the completion of this project. The final plat has been reviewed and approved in compliance with the Howard County

Regulations. The waiver is required so the developer can continue to process the plan in accordance with County Regulations and requirements.

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 under the approval conditions (on or before May 29, 2012).

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jfb

cc: Research
DED
Benchmark Engineering, Inc.
Joy Levy, DPZ