



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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May 27, 2010

Mission Road Investors  
2600 Midway Branch Dr. 2<sup>nd</sup> floor  
Odenton, MD. 21113  
ATTN" Matt Bitar

RE: WP-10-149 (Mission Place-Parcel B)  
(associated with SDP-07-113)

Dear Mr. Bitar:

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 16.156(o)(1)(i)** which requires that within 1 year of signature approval of a site development plan original, the developer shall apply for building permit to initiate construction on site.

**Approval is subject to the following condition:**

1. The developer must submit for building permit application in association with SDP-07-113 within **1-year** of the date of this waiver approval (**on or before May 27, 2011**).

The Planning Director's decision was made based on the following:

**Extraordinary hardships or practical difficulties:**

Denial of the waiver petition would result in undue hardship because it would require the submission of a new site development plan and all associated documents. No site changes would occur with a new site development plan submittal. The project has already been subject to a complete plan review and has an established file history. Per the applicant's justification, "the site plan was processed when the economic outlook was favorable and steady. However, due to dramatic changes in the economy over the past eighteen months, there has been no interest or response to marketing. Additionally, lending for office construction projects is difficult to obtain at this time, particularly as office space vacancy is rising. Current marketing efforts by John Findler, of Trout Daniels, have not resulted in any tenant interest." Please also refer to the justification submitted by the applicant on May 5, 2010.

**Detrimental to the Public Interest:**

Issues such as grading, layout, parking, utilities, storm water management, sediment control, compliance with the Route 1 Manual and landscaping have already been addressed with the Site Development Plan. Granting the extension of time for building permit application will not be detrimental to the public interest. Please also refer to the justification submitted by the applicant on May 5, 2010.

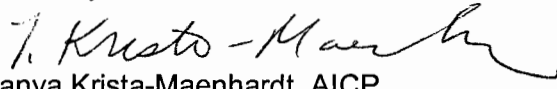
**Nullifies the Intent or Purpose of the Regulations:**

Granting of this waiver would not nullify the intent or purpose of the regulations. This is an approved and signed site development plan. Please also refer to the justification submitted by the applicant on May 5, 2010.

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 based on the dates outlined in the above condition.

If you have any questions, please contact me at (410) 313-2350 or email at [tmaenhardt@howardcountymd.gov](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,

  
Tanya Krista-Maenhardt, AICP  
Division of Land Development

Enclosure

KS/TKM/Mission Place approval WP-10-149 approval

cc: Research  
DED  
Moser Consulting Co.