



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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February 2, 2011

TSC/JMJ Snowden River South  
8600 Snowden River Parkway #207  
Columbia, MD. 21045

RE: WP-11-117 (Midway Business Center)

Dear Interested Parties:

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 **Sections 16.156(k), 16.156(l) and 16.156(m)** which establish deadlines for the submission of developer agreements, payment of fees and submission of site development plan mylars.

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

1. Any remaining applicable Developer's Agreements and DPW fees and the submission of Site Development Plan originals associated with SDP-10-005 (Midway Business Center-Snowden River South) must be submitted within **180 days** of the date of this waiver approval (**on or before August 1, 2011**).
2. Contact Carol Stirn at (410) 313-2350 to set up new original plat and plan appointments within this allotted time period. **The applicant is responsible for any processing fee charges that may have occurred since the technically complete letter was issued for SDP-10-005.**
3. New stormwater management regulations are in effect. Any project not having a signature approved stormwater management and sediment control plan by May 4, 2013 will require revised plans designed to meet current regulations.

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 (SDP) and all associated documents and re-review by the Planning Board. Water and sewer construction plans were signed on July 20, 2010. No site changes would occur with a new SDP submittal. The project has already been subject to a complete site plan review and has an established file history.

**Detrimental to the Public Interest:**

The extension of deadline dates for the paying of fees, signing Developer's Agreements and submitting plan originals would not be detrimental to the Public Interest. The SDP has already been approved. Per the applicant's consultant, "due to the current economic environment, the owner/developer requires additional time to secure funding and surety".

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

This project meets "all technical requirements for the Regulations and does not circumvent any technical aspects of the County's criteria or process". The consultant and property owner are currently working to address all Howard Soil Conservation District comments received on December 8, 2010 and are also working with Real Estate Services to prepare and coordinate the Developer Agreement and other public/private easement documents.

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 in the conditions of approval or as long as this site development plan remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/TKM/waivers 2011/Midway Business Center approval WP-11-117

cc: Research  
DED  
Vogel Engineering  
SDP-10-005 file