



Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

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May 18, 2011

Mr. Dan Pallace
Merritt RWI, LLC
2066 Lord Baltimore Drive
Baltimore, MD 21042

RE: WP-11-169, Rivers Corp. Park, 1/1, Parcel C, proposed office bldg. addit. and parking addit. (SDP-07-070)

Dear Mr. Pallace:

The Director of the Department of Planning and Zoning considered your requests 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:

1. 16.156(o)(1)(i), and granted a one (1) year extension from the previous deadline date of 06/30/11 until 06/30/12 to apply for a building permit to initiate construction on the site.

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

1. The Petitioner/developer or builder shall apply for a building permit to initiate construction on the site by the extended deadline date of 06/30/12, or the approval of SDP-07-070 shall expire in accordance with Subdivision Section 16.156(0)(2). This waiver petition approval will remain valid until 06/30/12.
2. Indicate this waiver petition file number, section of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of SDP-07-070 the next time an approved red-line revision change is made to the plan originals.

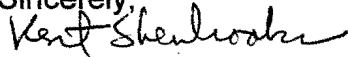
Justification for the approval recommendation for this waiver petition:

1. Undo hardships and practical difficulties would result from strict compliance with the Regulations due to the current economic downturn and the current poor commercial market.
2. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not waive the above cited Regulations, but merely allows

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additional time to comply with them when the economy and the commercial market improves, and it complies with all other applicable Regulations.

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/WP11169.appr.ltr.

cc: Research
RES/DPW
DED
Bob Frances, Plan Review Division, DILP
Cindy Hamilton, Chief, DPSZA
SDP-07-070
Baltimore Land Design Group, Inc.