



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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August 19, 2011

Taylor Family
c/o Land Design and Development
5300 Dorsey Hall Drive
Ellicott City, MD 21042

RE: WP-12-007, Rivers Corporate Park – Rivers
Overlook (SDP-08-008)

Dear Dr. Taylor:

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 states that within one year of signature approval of the site development plan original, the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site; and **Section 16.156(o)(2)**, which states that if the developer does not apply for building permits as required by Paragraph (1) of this Subsection, the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. The applicant shall apply for building permits within one year of the previous deadline of June 30, 2011 (**on or before June 30, 2012**) for the site development plan. The applicant shall comply with all building permit application requirements of the Department of Inspections, Licensing and Permits.

Please be advised that any changes to the site development plan will be subject to a redline review and approval. In addition, significant changes to site configuration may require Planning Board approval.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – Construction has been postponed due to the economic climate of the past several years. The Developer is now ready to proceed with permits and construction of the site. 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. No site changes would occur with a new SDP submittal due to any changes in the regulations. The project has already been subject to a complete site plan review and has an established file history.

Implementation of an Alternative Proposal – One alternative would be to void the site development plan. This would create an extraordinary hardship as the plans would have to be resubmitted with new fees and re-circulated through the County for review even though the site plan has not be altered, thereby wasting County resources and creating an unnecessary additional expense for the applicant.


Not Detrimental to the Public Interest - Approval of the waiver request will not alter the essential character of the site and will not impair the appropriate use or development of the surrounding properties. Furthermore, the proposed site development plan has not been altered.


Will Not Nullify the Intent or Purpose of the Regulations - The granting of this waiver will not nullify the intent of this regulation as the additional time requested is for processing only. The site would not be altered by any new regulations adopted since deemed technically complete.

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 Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 
cc: Research
DED
Vogel Engineering
SDP-08-008