



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
TDD 410-313-2323

December 16, 2011

Mr. Nick Pirone
Rogers 40, LLC
11255 Dovedale Court, Suite B
Marriottsville, MD 21104

RE: WP-12-090, Ellicott City Exchange Condominium, TM Parcel 923, proposed commercial "Bldg. C"
(SDP-09-032)

Dear Mr. Pirone:

The Director of the Department of Planning and Zoning considered your request for waivers from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive Subdivision Sections:

1. 16.156(k), (l) and (m), and granted a one year extension from the previously extended plan processing deadline date of 12/27/11 until 12/27/12 to execute the SDP-09-032 Developer's Agreement(s), pay all required fees, post all required sureties and submit the SDP-09-032 plan originals for signature approval.

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

1. The Petitioner/Developer shall execute the SDP-09-032 Developer's Agreement(s), pay all required fees, post all required sureties and submit the SDP-09-032 plan originals for signature approval by the extended deadline date of 12/27/12, or the plan, SDP-09-032, shall become null and void and be removed from processing.

Justification for the approval recommendation for this waiver petition:

1. The Petitioner/developer has invested a great deal of time and money to reach this near, final level in the land development process, but is unable to obtain financing or surety or tenants for the project at this time do to the poor economy and weak commercial market. As a result, the Petitioner/developer would experience undue hardships and practical difficulties if strict compliance with the Regulations was required.
2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations, because SDP-09-032 has been completely processed, complied with all applicable requirements and was issued a "technically complete" letter, and this project is waiting for the current poor economic conditions to improve so financing and sureties can be obtained, and the proposed buildings can be leased/rented, which will result in new businesses and a significant number of new jobs of great importance to Howard County.

Indicate this waiver petition file number, section of the regulations, request, action, conditions of approval,

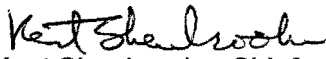
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and approval date for this waiver petition reconsideration in a detailed note on sheet 1 of site development plan, SDP-09-032.

This waiver petition approval will remain valid until 12/27/12.

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/WP12090.appr.ltr.1
cc: File
Research
RES/DPW
DED
SDP-09-032
GLW