



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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June 11, 2012

Route 1 Self Storage  
P.O. Box 15080  
Chevy Chase, MD 20825

RE: WP-12-170, Storage USA Facility & Parcel  
"A" of the A.H. Smith Subdivision, (SDP-06-  
100), Waiver Petition, request to waive  
Sections 16.156(o)(1)(i), & 16.156(o)(1)(ii)

Dear Sir or Madam:

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) requiring the developer to apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within 1 year of signature approval of the site development plan original. The Planning Director also **approved** your request to waive Section 16.156(o)(1)(ii) which stipulates that for single family attached, apartment and nonresidential developments involving multiple buildings or staged construction, the developer shall apply for building permits for all construction authorized by the approved site development plan within 2 years of signature approval.

Approval is subject to the following conditions:

1. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within 1 year from the previous deadline date of July 28, 2012 (or until July 28, 2013).
2. The developer shall apply for building permits for all construction authorized by the approved site development plan within 2 years from the previous deadline date of July 28, 2012 (or until July 28, 2014).
3. Red-line the site development plan by adding a note stating that this waiver petition will be valid for one additional year from the previous deadline date of July 28, 2012 to apply for the initial building permit, and two additional years from the previous deadline date of July 28, 2012 to apply for permits for all buildings shown on the SDP. Include waiver petition number and explanation of waivers granted in the note.
4. Compliance with the enclosed DED comments.

(over)

The waiver approval is based on the following justifications:

**Extraordinary Hardship or Practical Difficulty** - Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new site development plan and pay all the associated fees since, due to current economic conditions, permanent financing for storage facilities is difficult to obtain. Also, marketability and the prospect of leasing storage space have substantially decreased due to adverse economic conditions, compounding the current difficulty in obtaining financing for this project.

**Alternative Proposal** - The only alternative for not granting the requested extension of the site development plan approval status established under SDP-06-100 is to require the submission of new site development plan for this project. Because the project already went through the entire site development plan review cycle and has an established file history, the alternative for requiring a new site development plan is not recommended by this Division.

**Not Detrimental to the Public Interest** - Approval of this waiver will not be detrimental to the public interest since a site development plan has already been processed and approved for this project. Therefore, the requested plan extension of the site development plan status will not have any adverse effect on the surrounding properties and the community where the property is located.

**Will not Nullify the Intent or Purpose of the Regulations** - Site development plans have already been processed and approved for this project. Since there have been no significant policy or regulation changes since the approval of the site development plan, the approval of this requested extension would not nullify the intent or purpose of the regulations. Additionally, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of plan processing procedures. All SRC agencies have recommended approval for an extension of time for this plan.

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 above or as long as the site development plan remains in active processing. If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at [jehartner@howardcountymd.gov](mailto:jehartner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/TKM/JH

cc: DED  
Research  
Joseph Rutter  
J.J. Hartner, DLD  
Annette Merson, Zoning  
DPZ File # WP-12-170  
DPZ File # SDP-06-100