



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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March 13, 2013

Annapolis Junction Town Center, LLC
4816 Del Ray Ave.
Bethesda, MD. 20814

RE: WP-13-126 (Annapolis Junction Town Center)
(associated with F-13-068 and SDP-13-048, "Annapolis Junction Town 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 **Section 16.145** which requires that all properties involved with the project be depicted on the Sketch or Preliminary Equivalent Sketch plan. A waiver to **Section 16.146(c)(11)** which requires a preliminary plan to depict the layout of all proposed streets, including widths of rights-of-way and pavements, widths and locations of sidewalks or paths, and general location of street trees.

Approval is subject to the following conditions:

1. Compliance with the SRC agency comments issued for Final Plan F-13-068 and Site Development Plan, SDP-13-048.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Per the applicant's justification, "development of this property involves a public-private partnership with the State and MDOT whereby the parking facility at the savage MARC Station will be improved by construction of a garage and a TOD-type development will be provided as called for in the County's General Plan. State approvals have been and continue to be obtained. County approval is pending before the County Council with regards to amendments to existing TIF legislation in support of and necessary for the project. Delay in processing of the SDP, by requiring the processing of another Preliminary Equivalent Sketch plan will jeopardize the financing as well as the feasibility of the project. The financing (especially TIF financing) will be conditioned, among other things, the approval of the SDP", thus the request for expediency.

Detrimental to the Public Interest:

The granting of the waiver will not be detrimental to the Public Interest. Per the applicant's justification, "delaying of the project construction may jeopardize the public financing for the project. Public welfare is protected through the subdivision and site development plan review processes."

Nullifies the Intent or Purpose of the Regulations:

This project will not Nullify the Intent or Purpose of the Regulations because it will undergo a thorough review at the Final plat and Site Development Plan stage. All information shown on a Sketch or Preliminary Equivalent Sketch Plan will be shown on the Final and Site Development Plans.

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 one year from the date of this letter or as long as the 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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

Attachments

KS/tkm/waivers 2013/Annapolis Junction Town Center WP-13-126 approval 3-13-13

cc: Research
DED
Transportation
GLW
File F-13-068
File SDP-13-048