



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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July 30, 2013

Moon Su Park  
c/o Joon Park  
6161 Meadowridge Road  
Elkridge, Maryland 21075

RE: **WP-14-002, Troy Farm (SDP-12-070)**

Dear Mr. Park:

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(g)(2)** of the Subdivision and Land Development Regulations which states that if the Department of Planning and Zoning or the review committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Approval is subject to the following conditions:

1. A revised plan submission for Site Development Plan, **SDP-12-070**, shall be submitted through ProjectDox to the Department of Planning and Zoning six months from the previous deadline date of July 6, 2013 (**on or before January 6, 2014**). Please remember at the time of resubmission a ½ review fee in the amount of \$940.00 will be required for the fourth request for revised plans.
2. The site development plan shall address all comments generated with the review of SDP-12-070.

Review Comment – The waiver petition file number, requested section, approval date and conditions of approval shall be indicated on the site development plan as a general note.

Our decision was made based on the following:

*Extraordinary Hardship or Practical Difficulty*

The owner would face an extreme financial hardship if the waiver is not approved. The owner has processed and obtained multiple variances for the project, and has prepared and processed a site development plan for review. The time and cost investment for these tasks is substantial. During the variance approval by the Hearing Examiner the State Highway Administration had agreed to the owner utilizing the existing access configuration until SHA widened Meadowridge Road. However, SHA is now requesting the owner provide the ultimate design, therefore requiring additional time to consult with SHA and redesign the site in compliance with SHA standards.

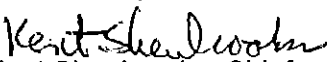
*Not Detrimental to the Public Interest and Will not Nullify the Intent or Purpose of the Regulations*

This waiver petition does not request the relaxation of any regulatory requirements but only request additional time to resolve SHA issues. This waiver request, if granted, does not have any negative impacts on the Public or County. To the contrary this waiver will provide additional time for the owner and consultant to facilitate a fair, safe and appropriate solution to SHA comments.

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 in the conditions of approval or as long as this site development plan remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at [jboone@howardcountymd.gov](mailto:jboone@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/jb

cc: Research  
DED  
Robert H. Vogel Engineering, Inc.  
SDP-12-070 (in PDox)