



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

October 30, 2013

Merritt Properties  
2066 Lord Baltimore Drive  
Baltimore, MD 21244

RE: WP-14-043, River's Corporate Park, Section  
I, Area I (SDP-07-070)

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)** of the Amended Fifth Edition – Within 1 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. The petitioner is seeking a one-year extension to apply for building permits for the purpose of constructing a 20,850 square foot building addition.

The Division of Land Development recommends APPROVAL for waiver of Section 16.156(o)(1)(i) subject to the following two (2) conditions:

- 1) Within 1 year from the date of this approval, (on or before October 30, 2014) the developer/owner shall apply to the Department of Inspections, Licenses and Permits for building permits for all construction authorized by the approved site development plan.
- 2) Compliance with comments from the Development Engineering Division.
- 3) The applicant is advised that new storm water management regulations (SWM) are now in effect. In order to maintain the grandfathering of the previously approved SWM, the developer shall complete all construction for this project by May 4, 2017. Please be advised that this may be the last extension granted for this project unless the project is redesigned to the current SWM requirements.

Justification for Recommendation

Hardship:

The purpose of this waiver is to extend the approval deadline to file for a building permit for a SDP that received signature approval by DPZ. The Petitioner had a deadline date of November 2, 2013, per a letter issued by DPZ on November 2, 2012 regarding an approval of a revision to the SDP. The owner/developer delayed construction on the site due to the economic challenges created by the on-going national recession. The Petitioner is now confident that this project can now proceed into construction, since significant time and resources has been invested into the site development plan.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. The site is zoned for employment and industrial land use and has received site development plan approval. No changes are occurring to the SDP and it shall remain compliant with all County and State laws.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 1 year of receiving signature approval of the site development plan original, to apply to the Department of Inspections, Licenses and Permits for building permits. The Petitioner had met all requirements to allow them to initiate the building permitting process and went through the appropriate process to make plan revisions to the approved SDP, which was approved on October 31, 2011.

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 Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/jw

cc: Research  
DED  
Real Estate Services  
SDP-07-070