



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

October 1, 2014

Merritt Properties
2066 Lord Baltimore Drive
Baltimore, Maryland 21244

RE: WP-15-031: Rivers Corporate Park
(SDP-07-070)

Dear Owner:

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 Subdivision and Land Development Regulations, which states that the developer shall apply for building permits to initiate construction on the site within 1 year of signature approval of the site development plan.

Approval is subject to the following conditions:

1. The deadline date to apply for a building permit with the Department of Inspections, Licenses and Permits to initiate construction on the site is hereby extended an additional year from October 30, 2014 (on or before October 30, 2015).
2. The applicant is advised that new stormwater management (SWM) regulations 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.

Review Comment – If the applicant submits a formal plan revision to this plan in the future all waiver petition file numbers, requested sections, approval dates and conditions of approval shall be indicated on the plan as a general note.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Due to the economic climate of the past several years the Developer had to postpone construction. An extraordinary hardship would occur if the waiver is not approved and the Developer must resubmit the same Site Development Plan for standard review, as the site design is to remain the same.


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 apply for permits. No changes are occurring to the SDP and it shall remain compliant with all County and State laws. This waiver request, if granted, does not have any negative impacts on the public or County.

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.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/jb

cc: Research
DED
Real Estate Services
Baltimore Land Design Group
Zoning
DILP
SDP-07-070