



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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March 16, 2015

W. Brian McGowan
W.R. Grace & Co.
7500 Grace Drive
Columbia, MD 21044

RE: WP-15-094 Grace Tech Park- Parcel 'B'

Dear Mr. McGowan:

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 16.115(d)**- Floodplain Delineation on Final Plats, **Section 16.116(a)(4)**- Stream & Wetland Delineation on Final Plats, **Section 16.120(c)**- Minimum Frontages, **Section 16.121(e)**- Access & Frontage, **Section 16.144(b)**- Sketch Plan Requirement and **Section 16.1101(a)**- Adequate Road Facilities. This waiver request is associated with a proposed 'Originals Only' resubdivision plat to create Bulk Parcel 'C' to be designated as forest conservation with the future development of the Simpson Oaks subdivision.

Approval is subject to the following conditions:

1. An original signed and notarized Declaration of Intent for a Real Estate Transaction must be submitted to DPZ concurrent with the 'Originals Only' final plat originals for Parcels 'B-1' and 'C'.
2. Any resubdivision plat submission or site development plan submission for proposed Parcel 'B-1' or Parcel 'C' shall be tested for adequate road facilities and include a forest stand delineation, forest conservation and landscape plans for the entire parcel per the requirements of the Subdivision & Land Development Regulations.
3. Any resubdivision plat submission or site development plan submission for proposed Parcel 'B-1' or Parcel 'C' shall delineate any floodplain, drainage & utility easements, wetlands, streams and their required buffers per the requirements of the Subdivision & Land Development Regulations.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Strict compliance with the Regulations will cause extraordinary hardships and practical difficulties to the petitioner, W.R. Grace & Company (Grace). Grace's objective is to sell the property to GF Columbia, LLC. The conditions of sale require that the property be delineated as two separate parcels. The sale cannot occur in a timely manner if Grace is required to meet all of the Regulations. Once the property is sold to GF Columbia, LLC, all of the Regulations requested for waiver today will be met with the final subdivision plans for the proposed Simpson Oaks subdivision. GF Columbia shall process and develop Parcel 'B-1' and Parcel 'C' as the Simpson Oaks residential subdivision, as approved in ZB-1104M. Parcel 'B-1' and 'C' will be overlaid with the "CEF-R" zoning district and will be subject to the conditions placed upon by the Zoning Board.

Not Detrimental to the Public Interest

Approval of this waiver will not be detrimental to the public interest since all regulations will ultimately be met prior to development. Granting these waivers will allow the property owner to sell the land so that it may be developed into the Simpson Oaks residential community.

Will Not Nullify the Intent or Purpose of the Regulations

All regulations will ultimately be met prior to development. The property is being resubdivided in order to sell it to GF Columbia for development of the Simpson Oaks subdivision. All requirements waived with this petition will be met in the future with the final plans for Simpson Oaks.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, 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 this subdivision remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services
Timothy Madden- Morris & Ritchie Associates, Inc.