



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

September 9, 2015

Cole Schnorf
MCA Assateague Holding, LLC
8601 Robert Fulton Dr. Suite 200
Columbia, MD. 21046

RE: **WP-16-031** (Maryland Food Center Authority-existing Parcel 'J': 7600 Assateague Drive)
[Related to: SDP-16-012 (Maryland Food Center Authority-Parcel 'J')]

Dear Mr. Schnorf:

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 16.155(a)(1)(i)** which requires a Site Development Plan for any new or expanded nonresidential development, including commercial, industrial, institutional and utility development, plus public buildings, schools and other public facilities, but excluding road, water, sewer or drainage improvements and development associated with a use permit approved by the Department in accordance with Section 128 of the Zoning Regulations.

Approval is subject to the following conditions:

1. A grading and sediment control plan shall be reviewed and approved by the Howard Soil Conservation District (HSCD).
2. The temporary stockpile area shall be as shown on the submitted waiver exhibit (sheet 13 of SDP-90-097) and shall only be placed on existing, impervious surfaces.
3. The applicant shall obtain all applicable permits (grading and building) through the Department of Inspections, Licenses and Permits.
4. The applicant shall adhere to all 4 DED conditions outlined in the attached memo.

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

Extraordinary hardships or practical difficulties:

The applicant would incur practical difficulty and unnecessary hardship if the waiver request were not approved. MCA Assateague Holding, LLC is attempting to maintain a Fast Track/Expedited schedule for the building additions and proposed new 160,228 SF building. If the waiver were not granted, the developer would encounter a loss of time because of possible weather conditions. Ultimately this could affect financing and potential tenant schedules.

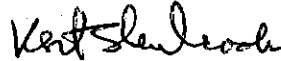
Detrimental to the Public Interest /Nullifies the Intent or Purpose of the Regulations:

Approval of this waiver request will not nullify the Intent of the Regulations nor be Detrimental to the Public Interest. Both projects will undergo a complete review (via red-line review and new Site Development Plan) by County and State review agencies. No new impervious surfaces are proposed (the site has already been developed and the additions and new building would be placed on existing impervious surfaces and therefore there will be no increase in runoff). Per the applicant's justification, "the grading and sediment control plan will be reviewed and approved by the Howard Soil Conservation District (HSCD), there will be no tree clearing, the site development plan is currently in process and the granting of the waiver would expedite the redevelopment of a large industrial site which has been vacant. The owner/developer of the property is in negotiations with various tenants which will have significant economic benefits to the 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 one year from the date of this letter or as long as this site development plan/grading 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

attachment

KS/TKM/waivers 2015/MD Food Center Authority Parcel J 7600 Assateague Drive WP-16-031 approved 9-9-15

cc: Research
DED
Real Estate Services
Vogel Engineering
SDP-16-012 file