



# 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

October 30, 2015

Merritt Properties  
2066 Lord Baltimore Drive  
Baltimore, MD 21244

RE: WP-16-048 Rivers Corporate Park, Section 1  
Area 1, Parcel C

Dear Sir/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 Howard County Subdivision and Land Development Regulations. Section 16.156(o)(1)(i) in the Subdivision Regulation specifies that within 1-year of the signature approval of the site development plan approval, the developer shall apply to the Department of Inspections, Licenses and Permits for all necessary building permits for construction.

Approval is subject to the following conditions:

1. Within **90 days** from the present October 30, 2015 deadline date, (on or before **January 28, 2016**) 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 (SDP-07-070).
2. Compliance with comments from the Development Engineering Division dated October 5, 2015 (attached).
3. The applicant is advised that if the initial building permit is not submitted within 90 days on or before **January 28, 2016** this project will be voided. No additional request for extension of time will be considered by this Department.
4. A redline should be submitted to add this waiver (WP-16-048) as a general note with the approval and conditions.
5. Should the extension go beyond the Developers Obligation date of March 27, 2016, then the applicant would need to extend the date of the Developers Agreement as well. This would be handled by the Real Estates Services Division in the Department of Public Works.
6. 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 is the last extension to be granted for this project unless the project is redesigned to the current SWM requirements.

Denial of the requested 1 year extension was based on the following reasons:

1. The applicant has submitted essentially the same justification for every waiver (6<sup>th</sup>, including this one) for a total of 6 years extension requests (2010-2016) to Section 16.156(o)(1)(i).
2. The applicant and tenant are in the process of negotiation on whether additional space will be needed requiring the approved building addition to be constructed per SDP-07-070. Therefore, the Division of Land Development has determined that 90 days is an appropriate extension.

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 90 days from the date of this letter or as long as this site development plan remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/RJ

cc: Research  
DED  
Real Estate Services  
BLDG- Kritty