



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

Marsha S. McLaughlin, Director

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March 22, 2010

Stan Sersen
Environmental Design & Resource Center
7761 Waterloo Road
Jessup, MD 20794

RE: WP-10-115, Envirocenter, Phase II (SDP-09-059)

Dear Mr. Sersen:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

On March 18, 2010, the Planning Director **approved** your request to waive **Section Sections 16.156(I) and (m)**, which state that within 180 days of receiving approval of site development plan the developer shall pay all fees to the County, post all monies and/or file appropriate surety covering the developer's financial obligations for the required improvements covered under a developer's agreement or major facility agreement, and submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board (if required by the Zoning Regulations). Please be advised that since the SDP originals have not yet been signed, the waiver to **Section 16.156(o)(1)(i)** is not necessary at this time.

Approval is subject to the following conditions:

1. The Developer's Agreement and Site Development Plan Original must be submitted on or before **December 27, 2010**.
2. The enclosed DED comments dated March 11, 2010.

Please be advised that the 2007 Stormwater Management Regulations are in effect. Any projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will be require revised plans designed to current regulations

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - See the enclosed justification statement from the applicant. Due to the current economic downturn and reduced lending practices, the applicant is having difficulty obtaining financing to complete the project. If this waiver is not granted, the applicant will be required to reapply for the site development plan as if it was a new plan and pay all fees necessary to submit a new plan. This justification is consistent with the extension of deadlines for other projects and with State Bill HB 921.

Not Detrimental to the Public Interest - See the enclosed justification statement from the applicant. Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential or commercial

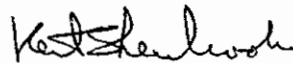
properties. Allowing the applicant additional time to submit a site development plan does not create a detriment to the public, but allows an already approved project to proceed once financing is secured.

Will Not Nullify the Intent or Purpose of the Regulations - See the enclosed justification statement from the applicant. Approval of this waiver request will not nullify the intent or purpose of the regulations since no regulations have changed or are anticipated to change within the extended time period. A 6-month extension does not impact any APFO regulations for this project.

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 as specified by the dates within this letter.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at ifarrar@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development

KS/JMF

cc: Research
DED
T.E. Scott and Associates

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