



Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

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June 17, 2010

Mr. Roger Waesche
COPT Riverwood, LLC
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046

RE: WP-10-152, Rivers Corp. Park, 1/2, Parcels A-1 and C-3, proposed office buildings (2)
[SDP-08-092]

Dear Mr. Waesche:

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

As of the date of this letter, the Planning Director **approved** your request to waive Subdivision Section(s):

1. 16.156(o)(1)(i), and granted a one (1) year deadline date extension from the date of this letter until 06/17/11 to apply for a building permit to initiate construction on the site per approved SDP-08-092, and;
2. 16.156(o)(1)(ii), and granted a two (2) year deadline date extension from the date of this letter until 06/17/12 to apply for the building permits for all of the construction authorized by the approved site development plan, SDP-08-092.

Approval of this waiver petition is subject to compliance with the following conditions of approval:

1. The Petitioner shall apply for building permits to initiate construction on the site per SDP-08-092 by the extended deadline date of 06/17/11, or the approval of SDP-08-092 shall expire, and;
2. The Petitioner shall apply for the building permits for all construction authorized by the approved site development plan, SDP-08-092, by the extended deadline date of 06/17/12, or the approval of SDP-08-092 shall expire.

Justification for the approval recommendation for this waiver petition:

1. The attached justification submitted by the Petitioner.
2. This waiver petition was submitted on 05/11/10, before the SDP-08-092 deadline date of 05/29/10 to apply for building permits to initiate construction on the site, which means the approval of SDP-08-092 did not expire per Subdivision Section 16.156(o)(2).
3. Undo hardships and practical difficulties would result from strict compliance with the Regulations do to the current economic downturn, the current poor commercial building market and time needed to address the proposed tenants new space needs.

June 17, 2010

WP-10-152, Rivers Corp. Park, 1/2, Parcels A-1 and C-3

Page 2

4. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not waive the above cited Regulations, but merely allows additional time to comply with them when the economy and the commercial building market improves, and to address the proposed tenants new space needs.

Indicate this waiver petition file number, requests, sections of the regulations, action, conditions of approval, and date in a detailed note on sheet 1 of related site development plan, SDP-08-092.


This requested waiver petition approval will remain valid per the extended deadline date of 06/17/11 to apply for building permits to initiate construction on the site per SDP-08-092, and the extended deadline date of 06/17/12 to apply for the building permits for all construction authorized by the approved site development plan, SDP-08-092

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at mantol@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development


KS/MA/WP10152.appr.ltr.

cc: Research
DED
Bob Frances, Plan Review Division, DILP
RES/DPW
SDP-08-092