



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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February 16, 2011

Abrams Development Group
7221 Lee DeForest Drive, Suite 100
Columbia, MD. 21046
ATTN: Mickey Abrams

RE: WP-11-121 (Westridge Corporate Center)
(associated with SDP-08-003:Westridge Corporate
Center at Columbia Gateway)

Dear Mr. Abrams:

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) and Section 16.156(o)(2)** which requires that within 1 year of signature approval of a site development plan original, the developer shall apply for building permit to initiate construction on site. Failure to apply for permit will result in the expiration of the site development plan.

Approval is subject to the following conditions:

1. The developer must submit for building permit application in association with SDP-08-003 within **1-year** of the date of this waiver approval (**on or before February 16, 2012**).

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

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new site development plan and all associated documents. No site changes would occur with a new site development plan submittal. The project has already been subject to a complete plan review and has an established file history. Per the applicant's justification, "the site plan for Westridge was processed based upon a request by a tenant of the developer for additional space. However, due to the dramatic changes in the economy since 2008, the tenant has put his expansion plans on hold until the economy improves. As this building, was designed for a specific user, it makes no sense to build it as a speculative space at a time when office leasing is particularly weak. Additionally, lending for construction projects is difficult, if not impossible, to obtain at this time. The developer is hopeful that the tenant will proceed with expansion plans within the next year, and so needs to prevent the current approvals from expiring. If the site plan were to expire, an identical plan would have to be processed. This processing would undoubtedly cost more".

Detrimental to the Public Interest:

"Issues such as grading, layout, parking, utilities, storm water management, sediment control and landscaping have already been addressed with the Site Development Plan. There were no APFO road test concerns." Granting the extension of time for building permit application will not be detrimental to the public interest.

Nullifies the Intent or Purpose of the Regulations:

Granting of this waiver would not nullify the intent or purpose of the regulations. All SRC review agencies have reviewed this site development plan. "An extension of time to submit for building permit, recognizes current economic difficulties."

This requested waiver will remain valid for the time period specified in the conditions of approval.

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

KS/TKM/waivers 2011/Westridge Corporate Center approval WP-11-121

cc: Research
DED
Moser Consulting