



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 14, 2011

Mission Road Investors, LLC
2600 Midway Branch Dr.-2nd floor
Odenton, MD. 21113
Matt Bitar

WP-11-161

RE: WP-11-061 (Mission Place)
(associated with SDP-07-113-Mission Place, Phase II, Parcel B (office building).

Dear Mr. Bitar:

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)** 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 and a waiver to **Section 16.156(o)(2)**, which states that if the developer does not apply for building permits within the required timeframe per Section 16.156(o)(1), the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. The developer must submit for building permit application in association with SDP-07-113 within **1-year** of the date of this waiver approval (**on or before April 14, 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, "due to dramatic changes in the economy over the past three years, there has been no interest nor response to marketing of the office space. Additionally, lending for office construction projects is especially difficult to obtain at this time, as office vacancy is high. The developer had been hopeful that the federal stimulus package would strongly impact the local economy and lead to more office space in this location. However, current marketing efforts....have not resulted in any tenant interest".

Detrimental to the Public Interest:

Granting the extension of time for building permit application will not be detrimental to the public interest. Issues such as grading, layout, parking, utilities, storm water management, sediment control, compliance with the Route 1 Manual and landscaping have already been addressed with the Site Development Plan. Per the applicant's justification, there are no significant proposed changes to regulations or policies that would affect this plan, as it is grandfathered from the new storm water management regulations.


Nullifies the Intent or Purpose of the Regulations:

Granting of this waiver would not nullify the intent or purpose of the regulations. This is an approved and signed site development plan that has undergone a complete review.

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 the time period specified in the conditions of approval or as long as this site development 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

DED attachment

KS/tkm/waivers 2011/Mission Place WP-11-161 approval 4-14-11

cc: Research
DED
Moser Consulting