



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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July 28, 2011

Tracy Sells
Route 1 Self Storage, LLC
P.O. Box 15080
Chevy Chase, Maryland 20825

RE: WP-12-002, Storage USA Facility (Parcel B)
& Parcel 'A' of the A. H. Smith Subdivision
Self-Storage Facility Expansion and
Proposed Flex Space Building (SDP-06-100)

Dear Property Owner:

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 Subdivision and Land Development Regulations, which states that within one year of signature approval of the site development plan originals the developer shall apply for building permits to initiate construction on-site, and Section 16.156(o)(1)(ii) of the Subdivision and Land Development Regulations, which states that for nonresidential developments the developer shall apply for all building permits within two years of signature approval.

Approval is subject to the following conditions:

1. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on-site within one (1) year from the date of the waiver approval (on or before July 28, 2012).
2. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits for all construction on-site within two (2) years from the date of the waiver approval (on or before July 28, 2013).
3. The next time a red-line revision change is made to the site development plan, revise sheet #1 to add a note stating that this waiver petition will be valid for one additional year (on or before July 28, 2012) to apply for a building permit to initiate construction on-site and for an additional two years (on or before July 28, 2013) to apply for all building permits. Include the waiver petition number, an explanation of the waiver request, and the waiver approval date in the note.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Due to the severe decline in the economy the occupancy of the existing self storage facility has dropped 10% making the expansion of the facility economically unfeasible at this time. In addition, due to the nature of self storage and flex space development, which requires renting small spaces that do not pre-lease, there are no lenders interested in making loans on this type of real estate at this time.

Alternative Proposal

The alternative proposal to this waiver would be for the applicant to submit a new site development plan for standard review.

Not Detrimental to the Public Interest

The proposed waiver petition will not be detrimental to the public interest because the Site Development Plan has been reviewed by the Subdivision Review Committee for compliance with all State and County Regulations, and has been approved by the Department of Planning and Zoning.

Will not Nullify the Intent or Purpose of the Regulations

The proposed waiver petition will not nullify the intent or purpose of the Regulations since the Site Development Plan, which complied with all State and County regulations upon review, has received signature approval. Also, since the approval of this site development plan there have been no significant policy or regulation changes that would affect 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 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 Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

cc: Research
DED
Douglas Chamberlain