



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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November 16, 2011

Mr. Thomas Allman  
Montevideo Realty Business Trust  
C/O Exeter property Group  
2260 Butler Pike, Suite 200  
Plymouth Meeting, PA 19462

RE: WP-12-066, Dorsey Run Industrial Center, TM Parcels 97, 344, 346, 441 and 572, two proposed industrial bldgs. (SDP-08-116)

Dear Mr. Allman:

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:**

1. Subdivision Sections 16.156(k), (l) and (m), and granted a one year extension from the extended processing deadline date of 12/27/11 until 12/27/12 to execute the SDP-08-116 Developer's Agreement(s), pay all required fees, post all required sureties and submit the SDP-08-116 plan originals for signature approval.

*The approval of this waiver petition is subject to compliance with the following condition of approval:*

1. The Petitioner/Developer shall execute the SDP-08-116 Developer's Agreement(s), pay all required fees, post all required sureties and submit the SDP-08-116 plan originals for signature approval by the extended deadline date of 12/27/12, or the plan, SDP-08-116, shall become null and void and be removed from processing.
2. Compliance with the enclosed DED comments dated 11/09/11 is required.

Justification for the approval recommendation for this waiver petition:

1. New, improved and safer vehicular access to the site was to be provided by the construction of Dorsey Run Road/extended, Ho. Co. Capital Project # J-4148-B, which has not occurred to date. The Petitioner has stated the existing site access and visibility is limited, and the project is almost impossible to market without the completion of the Dorsey Run Road extension project. Also, the Petitioner is in negotiations with the RES/DPW for the acquisition of a part of the property for the extension of Dorsey Run Road, which may warrant major changes to the plan. As a result, the Petitioner would experience undue hardships and practical difficulties if strict compliance with the Regulations was required.
2. This waiver petition, if approved as cited above, will not nullify the intent and purpose of the Regulations, as it does not eliminate the above cited Regulations, but merely allows additional time to comply with them after the land acquisition negotiations with the RES/DPW are final, and the extension of Dorsey Run Road has been completed.

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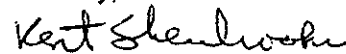
3. This waiver petition, if approved as cited above, will not be detrimental to the public interest, because the requested extension will result in improved and safer vehicular access to the site, new businesses and a significant number of new jobs of great importance to Howard County.

Indicate this waiver petition file number, section of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of site development plan, SDP-08-116.

This waiver petition approval will remain valid until 12/27/12.

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

Sincerely,



Kent Sheubrooks, Chief,  
Division of Land Development

~~KS~~  
KS/MA/WP12066.appr.ltr.  
cc: File  
Research  
RES/DPW  
DED  
SDP-08-116  
christopher consultants, ltd.