



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
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December 6, 2011

Steve Breeden
Columbia Junction, LLC
P.O. Box 417
Ellicott City, Maryland 21041

Re: Columbia Junction, Section 3, Lot A-2
Waiver Petition WP-12-078
(Site Development Plan SDP-08-100)

Dear Mr. Breeden:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.156(k), (l) and (m) of the Howard County Code. A waiver of these regulations allows for extension of deadlines relating to execution of developer agreements, fee payments, and submission of plan originals for the site development plan referenced. As of the date of this letter, the Planning Director approved your request, subject to the following conditions:

1. Petitioner shall submit a developer's agreement, post financial surety for required improvements, and make payment of the balance of the DPW engineering review fee to the DPW, Real Estate Services Division **on or before December 27, 2012.**
2. Petitioner shall submit the final plat for signature and recordation to the DPZ and address other items listed under "Submission of Site Development Plan Original" of our letter of December 5, 2008 **on or before December 27, 2012.**

Our decision to approve the waiver was made based on the following justification:

Extraordinary Hardship or Practical Difficulty

Extraordinary hardship to the petitioner may result if the petitioner was required to make submissions based on deadlines previously established by approval of WP-11-097. The commercial real estate market is not conducive to the establishment of new retail facilities at this time, and units constructed under these economic conditions may not be leasable. This would result in an extraordinary financial hardship to the petitioner which may be avoided by approval of this waiver.

Not Detrimental to the Public Interest

Waiver approval and submission deadline extension will not be detrimental to the public interest since site development plans have been processed and determined "technically complete". The site will remain in its existing undisturbed state until the developer is able to develop it fully. Extension of the

Steve Breeden
December 6, 2011
Page 2 of 2

final plan submission deadlines will have no adverse effect on public safety, adjacent properties, the surrounding community, or Howard County as a whole.

Indicate this waiver petition file number on all related site development plans. **This waiver will expire on December 28, 2012.**

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by e-mail at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
Benchmark Engineering, Inc.