



Howard County Department Of Planning And Zoning

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Marsha S. McLaughlin, Director

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January 13, 2012

Waverly Woods Development Corp.
c/o Land Design and Development
5300 Dorsey Hall Drive, Suite 102
Ellicott City, MD 21042
Attention: Mr. Donald Reuwer

RE: WP-12-110, Waverly Corporate Center, Parcel A, two proposed commercial buildings
(SDP-07-082)

Dear Mr. Reuwer:

The Director of the Department of Planning and Zoning considered your requests for waivers from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your requests to waive Subdivision Sections:

1. 16.156(o)(2), request to have SDP-07-082 reactivated to "approved plan" status, and;
2. 16.156(o)(1)(i), request to be granted a one year extension from the date of the approval letter for this waiver petition to apply for one or more of the building permits to initiate building construction on the site, and;
3. 16.156(o)(1)(ii), request to be granted a two year extension from the date of the approval letter for this waiver petition to apply for all of the building permits for all building construction authorized by approved site development plan, SDP-07-082.

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

1. The Petitioner/developer or builder shall apply for one or more of the building permits to initiate construction on the site within one (1) year from the date of this letter, by the deadline date of 01/13/13, or site development plan, SDP-07-082, will expire, and a new site development plan submission will be required, and;
2. The Petitioner/developer or builder shall apply for the building permit(s) for all construction authorized by approved site development plan, SDP-07-082, within two (2) years from the date of this letter, by the deadline date of 01/13/14, or site development plan, SDP-07-082, will expire, and a new site development plan submission will be required.
3. Compliance with the attached DED comments dated 01/05/12 is required.
4. Indicate this waiver petition file number, sections of the regulations, request, action, conditions of approval, and approval date in a detailed note on sheet 1 of site development plan, SDP-07-082.

Justification for the approval recommendation for this waiver petition:

1. Undo hardships and practical difficulties would result from strict compliance with the Regulations:
 - A. Because the site work/improvements on Parcel A per SDP-07-082 cannot be completely finalized until the road work/improvements per F-07-032 to the public roads adjacent to the site have been completed.
 - B. Do to the current economic downturn and the poor commercial market, which are the cause of the inability to obtain financing for the project
 - C. Do to the need to submit a new SDP instead of reactivating SDP-07-082, which complies with all current, applicable regulations.
2. This waiver petition request, if approved, will not nullify the intent and purpose of the Regulations, as it does not completely waive the above cited Regulations, but merely reactivates a previously approved SDP that meets all current, applicable regulations, and allows additional time to comply with them when the economy and the commercial market improves, and the road work/improvements to the adjacent public roads have been completed.

The approval of this waiver petition will remain valid in accordance with compliance with the above cited deadline dates of 01/13/13 and 01/13/14.

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

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

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KS/MA/WP12110.appr.ltr.
Enclosures: DED
cc: Research
DED
SDP-07-082
Fisher, Collins and Carter, Inc.