



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

February 15, 2012

Troy Hill Square LLC
10132 Baltimore National Pike, Suite A
Ellicott City, Maryland 21042

RE: WP-12-115, Troy Hill Corporate Center,
Restaurant & Retail Center (SDP-08-029)

Dear Sir or Madam:

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 Howard County Subdivision and Land Development Regulations, which states that the Developer must apply for permits to initiate construction within one year of signature approval of the site development plan or 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 Petitioner/Developer shall apply for the building permit to initiate construction on the site within one year from the previous deadline date of January 28, 2012 (**on or before January 28, 2013**).
2. A redline revision for the site development plan shall be submitted to add a note stating that this waiver petition will be valid for one additional year until January 28, 2013 the next time a redline revision is submitted for this plan. Include the waiver petition number and explanation of waivers granted in the note.
3. Subject to the attached comment from the Development Engineering Division. Please note that this site plan and its approval are subject to the MDE stormwater management requirements of 2007. All stormwater permits must be obtained and facilities bonded by May 4, 2013. Granting this extension for the full one-year only gives approximately eight (8) weeks to apply for permits and execute appropriate developer's agreements. Also note that practices must be constructed by May 4, 2017, or the current design will require a revision to meet the stormwater guidelines in effect at that time.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The current well-documented economically challenged retail and commercial market and restrictive lending practices has made it a practical difficulty to acquire enough lessees within the allowed time.

Not Detrimental to the Public Interest

The proposed waiver petition will not be detrimental to the public interest because the roads and infrastructure for the entire subdivision have been constructed under F-96-136 and various other site development plans. The site has remained vacant since the original subdivision.

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, had received signature approval. Also, as a condition of approval the applicant must comply with the Development Engineering Division's comments in regards to the current MDE guidelines for stormwater management permits.

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.

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
DILP
SDP-08-029
Sill, Adcock & Associates, Inc.