



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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January 23, 2013

Waverly Woods Development Corp.  
P.O. Box 30  
Glenelg, MD 21737

RE: WP-13-102, Waverly Corp. Center,  
Parcel A, 2-proposed commercial  
buildings (SDP-07-082)

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)** to request 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; from **Section 16.156(o)(1)(ii)**, to request 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.

Approval is subject to the following conditions:

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 approval letter on or before January 24, 2014, 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 approval letter on or before January 23, 2015, 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
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.

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the applicant is required to process a new site development plan for the subject property. The applicant has a site development plan on file, which has already been through the review process and approved. 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 it would be very costly for the applicant to do a new site development plan.

Alternative Proposal

The only alternative would be to void the site development plan, but this option is not recommended. This would create an extraordinary hardship as the plans would have to be resubmitted with new fees and re-circulated through the County for review even though the site development plan has not been altered, thereby wasting County resources and creating an unnecessary additional expense for the applicant. The SDP has an established file history and has been through a previous review cycle

Not Detrimental to the Public Interest

The waiver request will not be detrimental to the public interest since the site development plan for this project has been reviewed and approved by the SRC agencies for compliance of the County and State regulations. Therefore, the requested extension of time for the SDP will not have any adverse effect on the surrounding properties where the project is located

Will not nullify the intent or purpose of the regulations

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.

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 Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/jw

cc: Research  
DED  
Real Estate Services  
FCC  
SDP-07-082