



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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February 25, 2013

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

RE: WP-13-117 Troy Hill Corporate Center,
(SDP-08-029)

Dear Sir/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)**, 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, 2013 (**on or before January 28, 2014**).
2. A redline revision for the site development plan shall be processed the next time a redline revision is submitted for this plan to add a note stating that this SDP will be valid for one additional year until January 28, 2014 to apply for a building permit. Include the waiver petition number and explanation of waivers granted in the note.
3. Subject to the attached comment from the Development Engineering Division regarding stormwater management.

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 have made it a practical difficulty to acquire enough leases within the allowed time to apply for a building permit.

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 SDP was approved on June 11, 2008.

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 approval conditions above or as long as this site development plan remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb/H:/waivers/WP13117TroyHillCorporateCenterLetter

cc: Research
DED
Real Estate Services
SDP-08-029
Sill, Adcock & Associates