



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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March 28, 2013

The Realty Associates Fund X, L.P.
attn: Michael Corso
7172 Columbia Gateway Drive, Suite 400
Columbia MD 21046

RE: WP-13-133 EGU Subdivision, Section 2, Area 5
“Lift Off - Howard County”

Dear Mr. Corso:

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 the following section of the Subdivision and Land Development Regulations:

Section 16.155(a)(1)(i) – New or expanded nonresidential development, including commercial, industrial, institutional and utility development, plus public buildings, schools and other public facilities. The petitioner is seeking to do minor exterior and interior renovations to the warehouse building, known as 7077 Oakland Mills Road, and add parking lot striping.

Approval is subject to the following five (5) conditions:

- 1) The owner of this property must comply with the required number of parking spaces for industrial (warehouse) use. A total of 226 spaces are required and can be provided, per Section 133 of the Zoning Regulations, as shown on the Waiver Petition plan exhibit dated March 27, 2013.
- 2) Any new grading, land clearing or building construction on this site will require a submission of a site development plan for approval in the future.
- 3) Compliance with those requirements stipulated by the Department of Inspections, Licenses and Permits (DILP), per their comments dated March 7, 2013, which was addressed by the applicant, and 2 handicapped parking spaces were added to the revised plan exhibit of March 27, 2013. The Department of Fire and Rescue Services comments dated March 13, 2013 which are being addressed in that the site’s fire hydrant shall be inspected, tested and maintained in accordance with NFPA 25 (Howard County Fire Code) (see subsequent emails from Battalion Chief Timothy Diehl dated March 26, 2013 where he has agreed to approve the waiver request to the fire hydrant test).
- 4) Compliance with the “M-1” Zoning District requirements.
- 5) Subject to submission of any required building permit application with the Department of Inspections, Licenses and Permits for the interior renovations and minor exterior site requirements.

The decision of this waiver petition is based on the following justification:

Hardship:

If the waiver petition is not granted, the applicant will be required to prepare a site development plan for the sole purpose of striping new parking spaces. The additional time that it shall take to prepare such plans would constitute an extraordinary hardship to both the owner and the technical consulting firm. Neither of the two buildings will expand or be altered in any way and there will not be any land grading involved. The existing use of the building will remain as is (warehouse) and all proposed building renovations will not require any land disturbance.

Not detrimental to public interest:

Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties. Parking presently exists on this property. The existing warehouse use complies with the local zoning code. There will be no land disturbance and no expansion or alteration to the existing buildings.

Not nullify the intent or purpose of the regulations:

Approval of this waiver request will not nullify the intent or purpose of the regulations since the site plan requirements are being met with a plan exhibit that will feature the proposed parking lot striping and all existing conditions that are pertinent to the site. Departmental review

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all future DPZ plans that are related to these properties and related permits. **This requested waiver will remain valid for one year from the date of this letter.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

DED

Fire Dept (Tim Diehl)

DILP

Zoning – Annette Merson

Pennoni Associates