



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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Josh Asbury
Merritt – MR, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244

Re: The Meadows Corporate Park, Phase II
Waiver Petition WP-13-156
Related Plans: SDP-05-072, ECP-13-063

Dear Mr. Asbury:

The Director of the Department of Planning and Zoning considered the request by Merritt – MR, LLC for a waiver of Subsections 16.144(b) and 16.144(g) of the Howard County Subdivision and Land Development Regulations. A waiver of these regulations would absolve Merritt – MR, LLC of the requirement to submit a sketch plan and preliminary plan with respect to The Meadows Corporate Park, Phase II.

As of the date of this letter, the Planning Director approved your request to waive Subsections 16.144(b) and 16.144(g) as they apply to The Meadows Corporate Park, Phase II, subject to the following conditions:

1. Petitioner shall submit a final plan to effect the consolidation of lots outside and adjacent to The Meadows Corporate Park (SDP-05-072) which will be developed by the petitioner as part of The Meadows Corporate Park, Phase 2.
2. Petitioner shall submit a site development plan for The Meadows Corporate Park, Phase 2.
3. Petitioner shall address Department of Fire and Rescue Services comments resulting from review of this waiver petition at final plan stage.
4. Petitioner shall obtain approval of ECP-13-063 prior to submission of final or site development plans.

Our decision to approve the waiver was made based on the following justification:

Extraordinary hardship or practical difficulty may result from strict compliance with the regulations.

The purpose of the sketch plan is “to indicate to the County the intent, scope and timing of the subdivision and to familiarize the developer with County and State plans which may affect the subdivision.” In addition, the purpose of the preliminary plan is “to present detailed data which will enable the County to determine whether the proposed layout of the subdivision is in accordance with the approved sketch plan, the requirements of this Section and the requirements of the regulations.”

Josh Asbury
May 28, 2013
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The petitioner has submitted and the County is currently processing an environmental concept plan (ECP), which provides to a great degree the same information required by both sketch and preliminary plans. Requiring the developer to submit a sketch and preliminary plan following review and approval of the ECP, particularly for development of property annexed to a previously developed site by the same developers, would be redundant and an extraordinary hardship to the petitioner.

Waiver approval is not detrimental to the public interest.

Approval of this waiver based on the petition submitted is not detrimental to the public interest. It will have no adverse effect on adjacent properties, the surrounding community, or Howard County as a whole.

Waiver approval shall not have the effect of nullifying the intent and purpose of the regulations.

As stated above, prior submission and review of relevant plans by the petitioner and review and approval by the County have resulted in the intent and purpose of the regulations being achieved. For this reason waiver approval will not nullify the intent and purpose of the regulations.

Indicate this waiver petition file number, sections of the regulations, action, and date on all related plats and site development plans. This requested waiver will remain valid for one year from the date of this letter or as long as this development remains in active environmental concept plan, subdivision or site development plan processing.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at dboellner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
DPZ, Division of Land Development

KS/DBB:dbb

CC: DPZ, Research
DPZ, DED
Matis Warfield, Inc.