



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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May 21, 2013

Karen Watsic
MLBP Parcel I, LLC et al
2560 Lord Baltimore Drive
Baltimore, MD 21244

RE: WP-13-158, Maple Lawn Farms Westside
District Area 1, Parcels B-12 thru B-18 (SDP-
09-060)

Dear Ms. Watsic:

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(0)(1)(ii)** which requires that building permit applications for all construction of single family attached, apartments and nonresidential developments involving multiple buildings be submitted within 2 years of SDP approval.

Approval is subject to the following conditions:

1. Within two years from the date of this approval, the developer/owner shall apply to the Department of Inspections, Licenses, and permits for building permits for all construction authorized by the approved site development plan. The new expiration date to apply for all building permits shall be July 7, 2015.
2. Indicate this waiver petition file number (WP-13-158), as well as the previous waiver (WP-11-197), the section of the regulations requested to be waived, the date and conditions of approval in a detailed general note on Sheet 1 of SDP-09-060 the next time an approved red-line revision change is made to the plan originals.

Our decision was made based on the following:

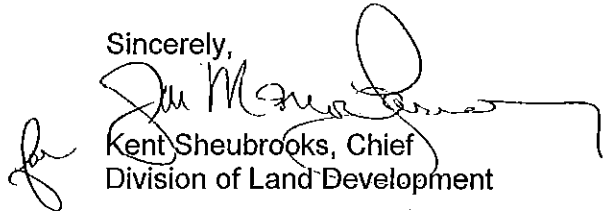
Extraordinary Hardship or Practical Difficulty – Due to a weakened economy that has affected the commercial real estate market, particularly office space, completion of the project has taken longer than the Subdivision and Land Development timeframes allow. The Petitioner has made significant investment on this property and has completed construction of four of the buildings. The completion of the fifth building is scheduled for May 2013. The 6th building will be for rental and the arrangements have not been finalized and final construction details will require the details of the rental arrangements, which make it impossible to begin construction of the building at this time.

Not Detrimental to the Public Interest – There are no changes to the approved Site Development Plan and the plan still meets or exceeds all current County standards and regulations. Allowing the extension will reduce the effect of a vacant office building on the market, which is more beneficial to the public interest.

Will Not Nullify the Intent or Purpose of the Regulations – The developer has been meeting the required obligations to continue with the project, which is the purpose of the statutory deadlines. This waiver will not nullify this intent, and would allow more expedient progress of this progress than starting with a new site development plan.

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 or as long as this site development plan or grading plan remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/JMF

cc: Research
DED
DILP
Landscape Coordinator
GLW