



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 5, 2015

David P. Scheffenacker, Jr.
Kellogg – CCP, LLC
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093

Re: Oxford Square, Parcel 'P'
Waiver Petition WP-15-073
(Site Development Plan SDP-14-004)

Dear Mr. Scheffenacker:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsections 16.156(k), 16.156(l) and 16.156(m) of the Howard County Subdivision and Land Development Regulations. Waiver approval would allow for an extension of the deadlines by which developer agreements must be executed, fees paid and plan originals submitted with respect to the site development plan referenced.

As of the date of this letter the Planning Director approved your request to waive Subsections 16.156(k), 16.156(l) and 16.156(m), subject to the following conditions:

1. Petitioner shall execute developer agreements, post sureties and pay all required fees to the Department of Public Works, Real Estate Services Division on or before May 30, 2015.
2. Petitioner shall submit the site development plan original for signature approval to the Department of Planning and Zoning, Division of Land Development and shall address other items listed in our letter of June 4, 2014 on or before May 30, 2015.

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 petitioner has adequately demonstrated that strict compliance with the regulations would present extraordinary hardship and practical difficulty in achieving the project goals. The petitioner has invested a great deal of time and money to reach this near final level in the land development process but needs additional time to finalize negotiations with prospective retail space tenants. As a result, the petitioner would experience under hardship and practical difficulty if strict compliance with the regulations was enforced and the plan allowed to expire.

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Waiver approval will not be detrimental to the public interest.

The petitioner has adequately demonstrated that approval of this waiver based on the information submitted, in conjunction with adherence to the conditions of approval, will not be detrimental to the public interest. It will have no adverse effect on adjacent properties, the surrounding community or Howard County as a whole.

Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related site development plans. This waiver will remain valid for the time period specified in the conditions of approval.

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
DPW, Real Estate Services
Century Engineering