



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

August 19, 2015

William Munn
Route 1 Self Storage, LLC
9165 Washington Blvd.
Laurel, MD 20723

RE: WP-16-006, Storage USA Facility, Parcel A
Of the A.H. Smith Property

Dear Mr. Munn:

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, and based upon an evaluation of this waiver application in accordance with Section 16.104 of the Subdivision and Land Development Regulations the Planning Director approved your request for a 90 day extension of Section 16.156(o)(1)(i) and Denial of Section 16.156(o)(1)(ii) in accordance with the following:

1. The developer must apply to the Department of Inspections, Licenses and Permits for the initial building permit for SDP-06-100 within 90 days from the date of waiver approval (on or before November 17, 2015) and building permits for all construction shown on approved SDP-06-100 must be applied for by July 28, 2016 per the Decision issued under WP-14-153.
2. The next time a red-line revision change is made to the site development plan (SDP-06-100), revise sheet #1 to add a note stating that this waiver petition will be valid for a 90 day extension to apply for the initial building permit and until July 28, 2016 to apply for all permits. Include the waiver petition number, an explanation of the waiver request, and the waiver approval date in the note.
3. Compliance with the attached comments from DED.
4. Compliance with the attached comments from DPW, Real Estate Services for extension of the developer's agreement and sureties. The applicant shall be advised that the 90 day extension request is only valid if the applicant is successful in obtaining an extension of the Developer's Agreement for SDP-06-100 from the Department of Public Works.
5. The applicant is advised that if the initial building permit is not submitted within 90 days on or before November 17, 2015, this project will be voided. No additional requests for extension of time will be considered by this Department.

Our decision was made based on the following:

Justification for Denial of a 1 year and 2 year extension from the date of waiver approval

1. The applicant has submitted essentially the same justification for every waiver (6) waivers in all—for a total of 6 years extension requests (2010-2017) to Sections 16.156(o)(1)(i) & Section 16.156(o)(1)(ii).
2. Economic conditions have begun to improve. Therefore past justification indicating the downturn in the economy and poor economic conditions as a suitable reason for request for a lengthy time extension is no longer valid.

Justification for Recommendation of a 90-day extension from the date of waiver approval.

Extraordinary hardship or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new site development plan. No site changes would occur with a new submittal. The project has already been subject to a complete SDP review and has an established file history. A 90-day extension should give the applicant sufficient time to file for a building permit to initiate construction.

Detrimental to the Public Interest/Nullify the Intent or Purpose of the Regulations:

The applicant is not asking to waive the regulation, but is asking for another extension of time to submit the building permit..

This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
Doug Chamberlain