



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

September 15, 2015

Moon Su Park
6161 Meadowridge Road
Elkridge, Maryland 21075

RE: WP-16-032, Troy Farm

Dear Owner:

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(l)&(m) of the Subdivision and Land Development Regulations which states that the developer shall pay all required fees to the County, post all sureties for required developer's agreements and submit the original mylar site development plans within 180 days of receiving technically complete approval from the Department of Planning and Zoning.

Approval is subject to the following conditions:

1. The deadline date to post all monies and/or file appropriate surety for the required developer's agreements and submit the site development plan to the Department of Planning and Zoning is hereby extended for an additional six months from the date of this letter (**on or before March 15, 2016**). If the above deadline is not met, the plan will become null and void and all previous approvals will be rescinded.
2. Be advised, the Department of Planning and Zoning will not endorse any further plan extensions beyond this request.
3. The site development plan shall address all comments generated with the review of SDP-12-070.

Review Comment – The waiver petition file number, requested section, approval date and conditions of approval shall be indicated on the site development plan as a general note.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The owner would face an extreme financial hardship if the waiver is not approved. The owner has processed and obtained multiple variances for the project, and has prepared and processed a site development plan for review. During the variance approval by the Hearing Examiner the State Highway Administration (SHA) had agreed to the owner utilizing the existing access configuration until SHA widened Meadowridge Road. However, during site development plan review SHA has changed their stance and is requiring the developer to provide the ultimate design. The delays and 'new' conditions being imposed by SHA has cost the owner in a number of ways including loss of revenue from previous and future tenants, inability to expand the business, and County review fees. Per an email from Robert Vogel on August 28, 2015 the owner and SHA have come to agreement on the road improvement issue.

Not Detrimental to the Public Interest and Will not Nullify the Intent or Purpose of the Regulations

This waiver petition does not request the relaxation of any regulatory requirements but only request additional time to resolve discrepancies with SHA. This waiver request, if granted, does not have any negative impacts on the Public or County. To the contrary this waiver will provide additional time for the owner and consultant to facilitate a fair, safe and appropriate solution to SHA comments.

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 remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb

cc: Research
DED
Real Estate Services
Robert H. Vogel Engineering, Inc.
Kimberly Pruim – County Council