



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

January 22, 2016

Thomas Fahs
Corporate Office Properties Trust
6711 Columbia Gateway Drive, Suite 300
Columbia, Maryland 21046

Re: 7125 Columbia Gateway Drive
Waiver Petition WP-16-071
(Site Development Plan SDP-15-077)

Dear Mr. Fahs:

The Director of the Department of Planning and Zoning considered your request for a waiver of Subsection 16.156(g)(2) of the Howard County Subdivision and Land Development Regulations. Waiver approval would reactivate the site development plan referenced and allow the petitioner to submit additional information to the Subdivision Review Committee agencies to allow the agencies to decide whether to approve the plan. As of the date of this letter, the Planning Director approved your request, subject to the following conditions:

1. The petitioner shall address PDox comments and plan markups referenced by our letter of August 12, 2015 regarding SDP-15-077 by a revised plan submission on or before March 7, 2016.
2. The petitioner shall add a general note to SDP-15-077 referencing this waiver petition, the section waived and conditions of approval.

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

Extraordinary Hardship or Practical Difficulty Would Result from Strict Compliance with the Regulation.

The length of time involved to restart the SDP process would negatively affect the compressed and established schedule for construction of this project. Will the project had sustained only one review, reapplication including a new processing fee for the SDP would incur unnecessary expenses. The time involved to restart the SDP process may also result in the loss of potential leasing of the commercial space.

Waiver Approval will not be Detrimental to the Public Interest.

Review of the SDP was recently started and an extension to the process will not impact the public.

Waiver Approval will not Nullify the Intent or Purpose of the Regulations.

Whereas this project was recently started in June 2015, the purpose of the regulations is not nullified by this request for an extension. Waiving the condition of this requirement has no financial impact to the County.

Indicate this waiver petition file number, section of the regulations, action, conditions of approval, and date on all related plats, site development plans, and building permits. This waiver will remain valid until March 7, 2016 or as long as this site development plan remains in active 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
Division of Land Development

KS/DBB:dbb

C: DPZ, Research
DPZ, DED
DPW, Real Estate Services
Site Resources, Inc.