



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

March 9, 2016

Annapolis Junction Town Center
4816 Del Ray Avenue
Bethesda, MD. 20814
ATTN: Neil Greenberg

RE: WP-16-098 (Annapolis Junction)
Associated with SDP-13-048 (Annapolis Junction)

To Whom It May Concern:

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(o)(1)(ii)** which requires that with all apartment and nonresidential developments involving multiple buildings or staged construction, the developer shall apply for building permits for all construction approved under the site development plan within 2 years of signature approval and waiver to **Section 16.156(o)(2)** which states that if the developer does not apply for building permits as required, the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. All remaining building permits in relation to Site Development Plan, **SDP-13-048 ("Annapolis Junction")** shall be applied for within 2 years of waiver approval (**on or before March 9, 2018**).

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Per the applicant's justification, "construction for all of the proposed buildings on the site could not commence until the commuter garage construction was complete and in service. This resulted in delays for the construction of the other buildings until such time as the underlying ground was no longer needed as a surface commuter parking lot.

Most of the infrastructure improvements have already been constructed as part of the first phase of construction, which should allow for the remaining buildings to be completed more quickly. To not approve the waiver and thus have the current Site Development Plan expire, would impose a hardship on the developer by incurring additional engineering and review fees for a new Site Development Plan which would not change from the currently proposed design."

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

The granting of the waiver will not be detrimental to the Public Interest nor will it Nullify the Intent or Purpose of the Regulations because it has undergone a complete review at both the plat and Site Development Plan stages. Construction has been ongoing since the first building permit was received for the commuter garage. The remaining uses are anticipated to benefit not only the Annapolis Junction Town Center but also the surrounding community and county tax base. Not granting the waiver would result in the required resubmittal of the same Site Development Plan to be reviewed by County and State agencies, resulting in additional delays but with no change to the overall project.

This requested waiver will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

attachment

KS/TKM/waivers 2016/Annapolis Junction Town Center WP-16-098 approval 3-9-16

cc: Research
DED
Real Estate Services
DILP
GLW
SDP-13-048