



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

February 28, 2017

Mark Levy
Corridor Square, LLC
6800 Deerpath Road
Elkridge, Maryland 21075

Re: Corridor Square, LLC, Parcel 452
Alternative Compliance WP-17-072
(GP-17-039)

Dear Mr. Levy:

The Director of the Department of Planning and Zoning considered your request for alternative compliance from the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director approved your request for alternative compliance of Subsection 16.155(a)(1)(ii) of the Howard County Subdivision and Land Development Regulations. Approval of alternative compliance allows you to establish the nonresidential use of a property causing greater than 5,000 square feet of site disturbance without prior site development plan approval, specifically for placement of a temporary stockpile of soil material. Alternative compliance approval is subject to the following conditions:

1. Maryland State Highway Administration access permit approval is required prior to grading permit approval. (See attached DED comments dated February 24, 2017.)
2. The stockpile must be outside of the public water and utility easement. (See attached DED comments dated February 24, 2017.)
3. The following note shall be added to the grading permit plan: "The proposed stockpile does not increase any impervious areas; therefore no stormwater management or environmental concept plan is required." (See attached DED comments dated February 24, 2017.)
4. The waiver petition shall be valid for one year from the date of approval.
5. Any development of this property will require full compliance with regulations with regard to environmental concept plans, subdivisions plans and site development plans.
6. Forest conservation obligations shall be addressed upon subdivision of Parcel 452 or submission of a site development plan for development of Parcel 452.

Our decision to approve the alternative compliance was made based on the following justification, submitted by Benchmark Engineering, Inc.:

Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the regulations.

There is a hardship and practical difficulty in complying with the current regulations as it relates to time in processing of a site development plan as well as securing bonds, fees and sureties associated with the site development plan process.

Currently the material intended for the temporary stockpile is available from another site that is within the Route 1 corridor. There is an approved grading plan from the HSCD for the stockpile activities; reference GP-17-039. With the approval of this alternative compliance, the temporary stockpile operations can begin immediately after the

permit is approved by the Department of Inspections, Licenses and Permits. Processing an SDP for this activity would not serve any benefit since the proposed activity is strictly stockpiling dirt temporarily in an existing cleared/disturbed area until the dirt is needed on the adjacent site.

Verify that the intent of the regulations will be served to a greater extent through the implementation of the alternative proposal.

The intent of the regulations will be served to a greater extent through the implementation of the alternative proposal since there will be no clearing and grading necessary for the stockpile operations. The stockpile limit is contained to an existing impervious disturbed area. Although the stockpile will cover more than 5,000 square feet, there is no new impervious surface being created.

Substantiate that approval of the Alternative Compliance will not be detrimental to the public interests.

~and~


Confirm that approval of the Alternative Compliance will not nullify the intent of the regulations.

Approval of this alternative compliance petition will not nullify the intent of the regulations or be detrimental to the public interest since there is no additional clearing and grading to the current property and the temporary stockpile will be contained within the existing impervious and previously disturbed area.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, plans and permits. This alternative compliance 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
Division of Land Development

KS/DBB:dbb

C: DPZ, Research
DPZ, DED
Benchmark Engineering, Inc.