



Howard County Department Of Planning And Zoning
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov

FAX 410-313-3467

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April 10, 2017

Ten Oaks Investors, LLC
c/o Kirit Parmar
12620 Clarksville Pike
Clarksville MD 21029

RE: **WP-17-083 Glenelg Plaza (SDP-17-002)**

Dear Mr. Parmar:

The Director of the Department of Planning and Zoning considered your request for an 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 an alternative compliance to the following section of the Subdivision and Land Development Regulations:

Section 16.156(g)(2) of the Subdivision and Land Development Regulations (Amended Fifth Edition) – If the Department of Planning and Zoning or the review committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Approval is subject to the following two (2) conditions:

1. Within 6 months of the current February 19, 2017 deadline date (or by **August 19, 2017**), the developer must resubmit the revised site development plan (SDP-17-002).
2. Provide a note on the SDP-17-002 regarding this alternative compliance petition approval. This note shall include the regulation sections petitioned, the date of the alternative compliance approval, and the conditions of approval.

The decision of this alternative compliance petition is based on the following justification:

Hardship:

The purpose of this alternative compliance petition is to extend the 45 day deadline to provide additional information in order to decide whether or not to approve the subject SDP. The petitioner had a deadline date of February 19, 2017 to resubmit the SDP, but was not able to meet such deadline due to delays in relocating an on-site well. The developer has stated that coordination between himself, the Maryland Department of the Environment (MDE), the Howard County Health Department and an adjacent property owner is in progress for the purpose of finding an appropriate location for the well. The current geographic position of the existing well in relation to the existing septic system on the property is not acceptable under current environmental standards. The developer has stated that it is anticipated that this well issue should be resolved in the near future.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because once a suitable location is determined for the well relocation, the developer may proceed with the necessary permitting approvals through MDE and the Health Department.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 45 days of receiving SRC comments, to resubmit the plan that addresses such comments. The developer understands that the SDP must comply with all County site development regulations and procedures and any requirements imposed by the MDE.

No SRC agency objected to this request.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on the site development plan. **This requested alternative compliance petition will remain valid for the time period specified in the approval conditions or as long as the site development plan remains in active processing.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

DED

File: SDP-17-002

Vogel Engineering