



# 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

April 6, 2017

Emerson Development IV, LLC  
One Texas Station Court, Suite 200  
Timonium, MD. 21093  
ATTN: Kate Sanft

RE: WP-17-092 (Emerson Corporate Commons North)  
(associated with SDP-16-060 and ECP-15-068)

Dear Ms. Sanft:

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 of **Section 16.156(k)**, **Section 16.156(l)** and **Section 16.156(m)** which establish deadlines for submission of developer's agreements, fees, posting of financial obligations, and the submission of plan originals in relation to site development plans

**Approval is subject to the following conditions:**

1. The developer must submit updated/corrected mylars for F-17-035 within 1 year of alternative compliance approval for WP-17-092 (**on or before April 6, 2018**). Failure to submit mylars by this date will result in the voiding of F-17-035. A new "Original's Only" request would then need to be submitted for review and approval for any required easements associated with SDP-16-060. Plat mylars must be signed and recorded prior to final signature of SDP-16-060.
2. The developer must submit Developer's Agreements, post financial sureties, and if applicable, submit payment to DPW, RES of the balance of the Department of Public Works, Engineering Review Fee in association with SDP-16-060 within 1 year of alternative compliance approval for WP-17-092 (**on or before April 6, 2018**).
3. The developer must submit Environmental Concept Plan originals for signature in association with ECP-15-068 within 1 year of alternative compliance approval for WP-17-092 (**on or before April 6, 2018**). ECP mylars must be signed prior to final signature of SDP-16-060.
4. The developer must submit site development plan originals for signature in association with SDP-16-060 within 1 year of alternative compliance approval for WP-17-092 (**on or before April 6, 2018**).
5. Contact Carol Stirn at 410-313-4351 to set up an original plan submittal appointment within the allotted time period. The applicant is responsible for any processing fee changes that may have occurred since the "technically complete" letter was issued for SDP-16-060.

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

The applicant would incur practical difficulty and unnecessary hardship if the Alternative Compliance request were not approved. Denial of the petition would result in undue hardship because it would require the submission of a new site development plan. The current Site Development Plan was designed for a specific governmental tenant, with certain "federal government" setbacks and utility criteria. The layout therefore may not be conducive to standard office users. The project has already been subject to a complete site plan review and has an established file history. Submission of a new site development plan would be repetitive for all involved and would subject County Staff to redundant plan reviews. Approval of this alternative compliance promotes efficiency of the overall plan review process. "By approving the extension request, the County would be granting the Owner additional opportunity to secure a least with a long-term government tenant."

The extension of deadline dates for the paying of fees, signing developer's agreements, providing sureties and submitting a site development plan would not be detrimental to the Public Interest. The site development plan has already been approved and the delay will not alter the essential character of the surrounding neighborhood or substantially impair the appropriate use of the surrounding properties. The petitioner is not asking that Code requirements be waived in their entirety, but rather be provided a reasonable and necessary extension of time to both, pursue a tenant and to obtain legal documentation and plan completion.

If granted, the approved Alternative Compliance request will not alter the Essential Character of the surrounding neighborhood (an already developed site which is part of a larger development) nor will it impair the appropriate use of the surrounding properties. This project has received a "technically complete" from the County. All agreements, sureties and fees must be addressed prior to commencement of any project work.

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Indicate this alternative compliance 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 alternative compliance 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](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

attachment

KS/TKM/WP-17-092/Emerson Corporate Commons North WP-17-092 approved April 2017

cc: Research  
DED  
Real Estate Services  
Century Engineering  
ECP-15-068 file  
F-17-035 file  
SDP-16-060 file