



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

August 10, 2017

Enterprise Development Corp.
10821 Red Run Blvd., Ste. 3
Owings Mills, MD 21117

RE: WP-18-008, Maier Industrial/Emilia's Acrobatics,
Parcel E-4

Dear Sir or Madam:

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(l)&(m), subject to the following conditions:

1. Reactivation for SDP-15-059 is hereby reactivated and extended for 60 days' period from the date of the alternative compliance petition approval letter to submit the original mylars for Emilia's Acrobatics Gym/School (on or before October 9, 2017). The applicant shall then comply with all building permit application requirements of the Department of Inspections, Licenses and Permits in accordance with the date of signature approval of the site development plan.
2. The applicant shall add a general note on sheet 1 referencing this waiver petition file number, request, section of the regulations and approval date of the 60-day extension to submit the SDP original mylars.

Extraordinary Hardships or Practical Difficulties: The applicant has been delayed with by the bank, the loan application was submitted in December, 2016 and at this time the owner has the loan documents to sign and is waiting on the title to date. Settlement is to occur on or before September 30, 2017. Extraordinary hardship would result if the applicant were required to process a new site development plan for the subject property. The site development plan has gone through an extensive process for approval, which still conforms to all County regulations and requirements. Requiring the applicant to go through site development plan process again for reviewing the proposed gymnastic center would create unnecessary time delay and effort and cause practical difficulties and extraordinary hardship on the applicant, to start over with a new SDP plan.

Alternative Proposal Submission of a new site development plan will create an extraordinary hardship as the plan would have to be resubmitted with new fees and re-circulated through the County for review even though the site development plan has not been altered, thereby wasting County resources and creating an unnecessary additional time delay for the applicant. The SDP has an established file history and has been through previous review cycles and has received approval by the SRC agencies.

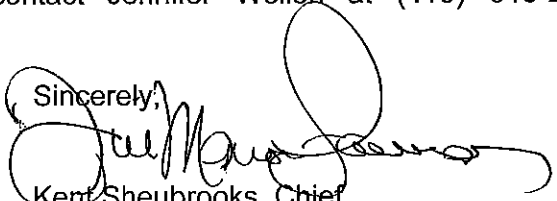
Not Detrimental to the Public Interest - The waiver request will not be detrimental to the public interest since the site development plan for this project has been reviewed by the SRC agencies for compliance of the County and State regulations and was approved. Therefore, the requested reactivation and extension of SDP approval to file the original site development plan mylars will not have any adverse effect on the surrounding properties where the project is located.

Will not nullify the intent or purpose of the regulations - Approval of this waiver request will not nullify the intent or purpose of the Regulations since the site development plan is in compliance with the County and State regulations and received signature approval. Therefore, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures.

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

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



cc: Research
DED
Real Estate Services
Benchmark Engineering