



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

September 25, 2017

Ruth Hoang
Howard Research and Development Corporation
10480 Little Patuxent Parkway, Suite 400
Columbia, MD 21044

RE: WP-18-025, Crescent Neighborhood Downtown
Columbia, Extension of Symphony Woods Road (F-
16-114)

Dear Ms. Hoang:

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 16.144(d)(2) which states "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"; and Section 16.144(r)(3) of the Subdivision & Land Development Regulations, which states "if additional information needed for plan approval is not provided within 45 days, the plan shall be denied".

Approval is subject to the following conditions:

1. F-16-114 must be resubmitted within 45 days from the previous resubmission deadline date (**on or before October 15, 2017**).
2. Please add the file number, section, decision, date of decision and any conditions of approval as a general note on the plan.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The construction of the new Symphony Woods Road will impact adjacent property owners and must be coordinated to ensure alternative means of access to the properties will be provided for during construction. Since this road construction coincides with the redevelopment of the Toby's Dinner Theater into the New Cultural Center, there were several overlapping issues which caused a delay in the resubmission of this plan.

Alternative Proposal: The alternative proposal avoids requiring new plans that would warrant additional staff time to re-process a plan already in review with the County.


Not Detrimental to the Public Interest: The extension will not be detrimental to the public interest as it is a modest extension of time to ensure all agency comments are adequately addressed and fully coordinated.


Will not nullify the intent or purpose of the regulations: This alternative compliance is a modest extension of time to ensure all comments are adequately addressed prior to resubmission. The plan is still active and there are no negative effects on the availability of housing allocations or road improvements in the area by this small delay.

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 Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 

cc: Research
DED
Doug Vande Ryt, GLW