



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

October 23, 2017

Kellogg – CCP, LLC
2330 West Joppa Road
Lutherville, Maryland 21093

Re: Oxford Square, "The Attic"
Alternative Compliance WP-18-046
(Site Development Plan SDP-16-051)

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for alternative compliance with the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director approved your request for alternative compliance with Subsections 16.156(l) and (m), subject to the following condition:

1. The applicant shall execute developer agreement(s), pay fees and/or post financial obligations and submit the site development plan originals in conjunction with the related plan on or before April 23, 2018.

Our decision to approve the alternative compliance was made based on the following justification:

Extraordinary Hardship or Practical Difficulty Would Result from Strict Compliance with the Regulation.

"The owner has successfully developed and built approximately 50% of the approved residential density in the Oxford Square Project. The overall site is planned for construction of 1,492 units and the owners is in the process of filing Site Development Plans for the remaining units. At this time, the owner is focused on the required county deadlines on the projects that are subject to the allocation deadlines."

Waiver Approval will not Nullify the Intent or Purpose of the Regulations.

"The owner has designed a master plan to provide the residents of the Oxford Square project this community building, pool and playground. The extension, if granted, will not have an adverse effect on the regulation (180-day deadline) as the community building will be built prior to the construction final residential units [*sic*]. The existing residents have the existing walking paths and adjacent school fields to access until the site is built."

Waiver Approval will not be Detrimental to the Public Interest.


"If the extension is granted, the additional time simply allows the owner to focus on providing additional units to use the community building, pool and play area."

"The public interests will not be effected [*sic*], as the community pool and meeting rooms are for the private community. The intent of the regulations will not be nullified, as the extension will provide the owner more time to build units to use the community building."

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 alternative compliance approval shall expire on April 24, 2018.

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 *for KS*
Division of Land Development

KS/DBB:dbb

C: DPZ, Research
DPZ, DED
DPW, Real Estate Services
Century Engineering