



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

October 1, 2019

G&R Maple Lawn
Attn: Mark Bennett
1829 Reisterstown Road, Suite 300
Baltimore, Maryland 21208

RE: WP-20-020, Maple Lawn Farms – Midtown
District, Area 2, Parcels A-6 & A-7 (SDP-06-
148)

Dear Mr. Bennett:

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(o)(1)(ii) and Section 16.156(o)(2)** of the Subdivision and Land Development Regulations. These sections state for single-family attached, apartment and nonresidential development involving multiple buildings or staged construction, the developer shall apply for building permits for all construction authorized by the approved site development plan within two years of signature approval and that if the developer does not apply for building permits as required by paragraph (1) of Section 16.156(o), the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. The applicant shall apply to the Department of Inspections, Licenses, and Permits for a building permit for construction of buildings 3 and 4, located on Parcels A-6 and A-7, on the property within one year of approval of the alternative compliance (**on or before October 1, 2020**).
2. The applicant is advised that any major changes to the approved SDP for a new tenant may require a new SDP, depending on the extent of the site improvement changes. Please be advised that a pre-submission community meeting may be required depending on the changes made to the approved SDP. A plan revision (redline) is required for any minor site design changes prior to submission of a grading and building permit application. Include this alternative compliance request, decision, and date of approval as a general note on any plan revisions to SDP-06-148.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: Denial of this alternative compliance would result in undue hardship because it would result in the submission of a new Site Development Plan (SDP). No changes would occur with a new submission of a site development plan. The plan has received a full review for compliance to Howard County Code and had an established file history. There have been no substantial design standard changes implemented by Howard county since the approval of the original SDP.

Alternative Proposal: Alternatively, if this alternative compliance were not approved a new SDP submission would be required. There have been no proposed changes to the plan since it was given approval. This would require a full review of the SDP, which has already received a through review by SRC agencies. There is no practical benefit to re-reviewing plans that are consistent with current design standards. Approval of the

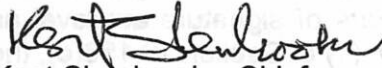
alternative compliance would allow the original SDP to be reactivated, allowing the developer to pull the necessary permits.

Not Detrimental to the Public Interest: Reactivation of the SDP will not be detrimental to public interest since the plan has already been thoroughly reviewed and approved by SRC agencies. Approval of this alternative compliance will not cause additional impacts to public facilities, other than those that were previously accounted for during review of the original submission. Currently, the finished pads have all utility stubs, perimeter parking and drive aisles in place. The reactivation will allow for the developer to apply for permits to complete the proposed project.

Will Not Nullify the Intent or Purpose of the Regulations: Approval of the alternative compliance will not nullify the intent or purpose of the regulations and would allow the SDP to be reactivated. The project could continue towards completion without the need to resubmit, avoiding the need to rereview an SDP that has been thoroughly reviewed and approved by SRC agencies.

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 will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/ktb
cc: Research
DED
Real Estate Services
GLW