



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Voice/Relay

FAX 410-313-3467

October 29, 2019

Shree Hari Krishna, LLC
9535 N. Laurel Rd.
Laurel, MD. 20723
ATTN: Denish Patel

RE: WP-20-029 (Savage Strip Center)

Dear Mr. Patel:

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(g)(2): Report of Review Committee; Additional Information:** which states that 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.

Approval is subject to the following conditions and note:

1. A revised plan submission for SDP-19-017 (Savage Strip Center) and all required supporting documentation, must be submitted through PDox to the Department of Planning and Zoning within 180 days of the current due date of September 29, 2019 (**on or before March 27, 2020**).

NOTE: As of October 24, 2019, the Director's Office has denied the request for Parking Reduction. The decision for denial of the parking reduction was based on the following:

- Per Code-77 parking spaces are required for both the existing and proposed uses. The current plan indicates 39 spaces available, although 7 of these spaces appear to be impacted by the 10' parking setback. Overall, this is a 51% reduction in parking, assuming the 7 spaces could be used if a variance or AA was granted.
- The Traffic Consultant was unable to find a comparable site in the County to use as justification for a reduced parking requirement.
- The consultant proposes to use required parking calculations for the existing uses and a reduced parking standard for the newly proposed uses/structures. A hybrid parking scenario is not permitted.
- On-street parking is not permitted to be used to address required parking.

The decision for approval of the alternative compliance request to **Section 16.156(g)(2)** was made based on the following:

Extraordinary hardships or practical difficulties:

After the second review of the Site Development Plan, a revised Parking Needs Study was requested. The On-Site Parking Needs Study was conducted by The Traffic Group and was completed on September 18, 2019. The applicant is requesting a reduced parking requirement in addition to permission to count on-street parking along Baltimore Street toward their parking requirements. The approval of the Parking Needs Analysis is critical to the project. The applicant is seeking additional time to submit revised plans to allow for review of the Parking Needs Study and final determination by the Planning Director. The decision on the Study may directly impact the overall design of the proposal and may require additional and possibly significant design changes. The extension of time to submit revised plans would provide sufficient time to address the comments and update the design plans and reports if required.

Detrimental to the Public Interest /Nullifies the Intent or Purpose of the Regulations:

The granting of the alternative compliance would not be detrimental to the Public Interest or Nullify the Intent of the Regulations. The alternative compliance does not request relaxation of any technical site development requirements, but merely allows additional time to address all initial comments, complete all required studies, and update design plans, if necessary.

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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/TKM/WP-20-029/savage Strip Center WP-20-029 approved w note 10-29-19

cc: Research
DED
Real Estate Services
NU Engineering LLC
SDP-19-017 file