



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

December 4, 2019

Gordon Holk-Bioenergy DEVCO LLC  
9250 Bendix Rd.  
Columbia, MD. 21045

RE: **WP-20-047: MD Food Center Authority:  
Anaerobic Digestion Facility (associated with  
SDP-18-063)**

Dear Mr. Holk:

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)** which establishes deadlines for the submission of developer agreements and posting of fees related to site development plans and **Section 16.156(m)** which establishes deadlines for the submission of plan originals in relation to site development plans.

Approval is subject to the following conditions:

1. The developer's consultant must submit developer agreements and any fees for SDP-18-063 ("**Maryland Food Center Authority-Anaerobic Digestion Facility**") within 120 days of the current deadline date of November 17, 2019 (**on or before March 16, 2020**).
2. The developer's consultant must submit site development plan mylars for SDP-18-063 ("**Maryland Food Center Authority-Anaerobic Digestion Facility**") within 120 days of the current deadline date of November 17, 2019 (**on or before March 16, 2020**).
3. Contact Judy Edwards at (410) 313-4351 to set up a submittal appointment for submission of the site development plan mylars to the Department of Planning and Zoning for signatures within the allotted time period.

**NOTE: The associated "Original's Only" plat originals are due on or before December 28, 2019.**

The Planning Director's decision was made based on the following:

**Extraordinary hardships or practical difficulties:**

An undue hardship would result should the alternative compliance not be granted. A new Site Development Plan (SDP) would need to be submitted and reviewed and the expense of processing a new SDP would be redundant and costly. The County and other review agencies have reviewed the proposed development and have previously approved the plan. It is understandable that refinements would need to be made for this project as it is the first of its kind in the County.

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

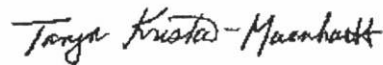
The granting of the alternative compliance will not be detrimental to the public interest nor will it nullify the intent or purpose of the regulations because the proposal has undergone a complete review at the Site Development Plan stage. Not granting the alternative compliance request would result in the required resubmittal of the same Site Development Plan to be reviewed by County and State agencies, resulting in additional delays. The proposal will be constructed per Code and within the parameters of the approved Site Development Plan.

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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 me at (410) 313-2350 or email at [tmaenhardt@howardcountymd.gov](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,



Tanya Krista-Maenhardt, AICP  
Division of Land Development

KS/TKM/WP-20-047/WP-20-47 MD Food Center Authority approval 12-4-19

cc: Research  
DED  
Real Estate Services  
Pennoni Associates  
SDP-18-063 file