



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

April 24, 2020

Preston, LLC
c/o Michael Sheedy
100 West Avenue
Towson, Maryland 21204

RE: WP-20-092 Oxford Square – The Attic (SDP-16-051)

Dear Mr. Sheedy:

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 **Sections 16.156(l) & (m)** to reactivate the site development plan and extend the deadline to complete the developer's agreement and submit the site development plan originals.

Approval is subject to the following conditions:

1. The developer must complete the developer's agreement, pay fees, post financial obligations and submit the site development plan original to the Department of Planning and Zoning within 180-days of the alternative compliance approval (**on or before October 21, 2020***).
2. Submission of digital storm drain system and stormwater management data to the Department of Public Works (if applicable). This information is required prior to submission of the site development plan original to allow early incorporation of new storm drain system and stormwater management infrastructure in the County's GIS system for asset management and State reporting purposes.

Our decision was made based on the following:

Unreasonable hardship or practical difficulties: The applicant requests to reactivate SDP-16-051 and extend the deadline to complete developer's agreements, pay fees, post financial obligations and submit the site development plan originals. The overall site is planned for construction of 1,492 residential units and the owner 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 for the projects that are subject to the residential allocation deadlines. This project has been delayed primarily due to its smaller size and the fact that it will specifically serve the Oxford Square community. The developer's efforts have been focused on the planning and design of the main residential site in Oxford Square, Bristol Court and with this work well underway, they are now looking to start the Attic in earnest. They anticipate starting construction early this summer with an anticipated completion date in the 3rd quarter of 2021.

The extension will provide the owner more time to build the residential units that will eventually use the private community storage building. The applicant would endure an unreasonable hardship if required to submit a new site development plan for the community amenity feature.

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 will remain valid for the time period specified in the conditions of approval.

***Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated. Should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the order.**

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,



Anthony Cataldo, Chief
Division of Land Development

AC/js

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Michael Pieranunzi – Century Engineering
PDox and Paper File



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. *WP. 20-092*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Oxford Square Parcel V, CC & O.S. Lot 245

Subdivision Name/Property Identification: Oxford Square The Attic

Location of property: 7499 Crowley Street

Existing Use: Vacant **Proposed Use:** Storage Buildings

Tax Map: 38 **Grid:** **Parcel No:** 761 **Election District:** 1

Zoning District: TOD **Total site area:** 11.1 acres

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:


SDP 14-019; SDP 13-006; 2B 1102 M; F 12-026; SDP 14-001; S 11-001 WP-18-110

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.156 (K)(L)(M)	Establishes deadlines for submission of developers agreements, fees, posting of financial obligations and the submission of plan originals in relation to the SDP: The Attic is an amenity to the 1,492 units located with the Oxford Square development area. The owner has focused on permitting and construction of the Barn (community building and green space). The storage units (The Attic) will be constructed next.
2: 16-144 (R)	Establishes deadlines for submissions of plats mylars: Once the SDP is signed, the plats will be recorded. (See above for timeline of The Attic submission)

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 3.10.2020

Signature of Petitioner Preparer:  Date: 3/10/2020

Name of Property Owner: Michael Sheedy
Preston LLC

Name of Petition Preparer: Michael Pieranunzi
Century Engineering, Inc

Address: 100 West Avenue

Address: 10710 Gilroy Road

City, State, Zip: Towson MD 21204

City, State, Zip: Hunt Valley MD 21031

E-Mail: mbs@prestonsp.com

E-Mail: mpieranunzi@centuryeng.com

Phone No.: 410 296 3800

Phone No.: 443 589 2400

Contact Person: Michael Sheedy

Contact Person: Michael Pieranunzi

Owner's Authorization Attached