



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

May 22, 2020

Belle Gove Corp.  
34 Defense Street, Ste. 300  
Annapolis, MD 21401

RE: WP-20-100, Euclid Corners, Parcel A (SDP-06-022)

Dear Sir or Madam:

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)(2)**, subject to the following conditions:

1. A pre-submission community meeting must be held in accordance with Section 16.128 of the Subdivision and Land Development Regulations prior to submitting the red-line revision to SDP-06-022.
2. A Design Advisory Panel meeting must be held in accordance with Title 16, Subtitle 15 of the Howard County Code prior to submitting the red-line revision to SDP-06-022.
3. An Environmental Concept Plan must be approved by the Department of Planning and Zoning prior to submitting the red-line revision to SDP-06-022.
4. The site development plan must comply with the current zoning regulations, including permitted uses and bulk requirements.
5. The applicant shall apply for all building permits within one-year from the date of the Alternative Compliance approval letter (on or before May 22, 2021). The building permits cannot be applied for until the red-line revision to SDP-06-022 is submitted to the Department of Planning and Zoning.
6. Compliance with the DED comments dated April 30, 2020.

Our decision was made based on the following:

1. **An unreasonable hardship or practical difficulty results from compliance with the regulation.**

If this alternative compliance is not approved a new Site Development Plan is required. The Site Development Plan for this project, SDP-06-022, was extensively reviewed and determined to be in compliance with the Land Development Regulations in effect at that time. The signed SDP-06-022 has expired due to the commercial building permit not being applied for within two years of the signature, or extensions of that date. The owner wishes to use the red-line process to replace the commercial portion of this site development plan to show a current design. The new plan will be reviewed by the Design Advisory Panel, require a pre-submission

community meeting, and require a new Environmental Concept Plan as a means to notify the community and examine the new architecture and required stormwater management redesign.

Strict compliance with the regulations would require the developer to submit an entirely new SDP for review and approval resulting in an unreasonable hardship.

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 Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,

DocuSigned by:

*Anthony Cataldo*

Anthony Cataldo, Chief

Division of Land Development

AC/jw

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services



DPZ Office Use only:  
 File No. **WP.20.000**  
 Date Filed **4/9/2020**

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Euclid Corners, Parcel A

**Subdivision Name/Property Identification:** Euclid Corners, Parcel A

**Location of property:** 6701 Washington Blvd

**Existing Use:** Commercial      **Proposed Use:** Commercial

**Tax Map:** 38      **Grid:** 13      **Parcel No:** 996      **Election District:** 1st

**Zoning District:** CE/CLI      **Total site area:** 1.5 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:

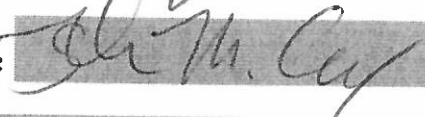
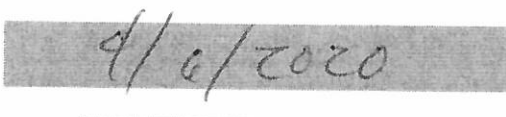
SDP-06-022, F-06-046, WP-10-114, WP-11-163, WP-14-135, WP-15-147, WP-17-041, F-13-017

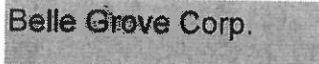
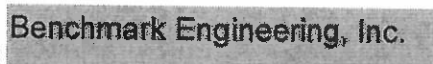
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.


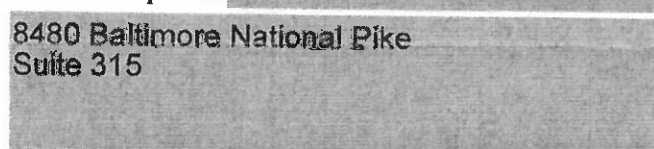
Section Reference No.	Brief Summary of Request
16.156(o)	Expiration of Commercial Site Development Plan if building permit is not applied for within two years.

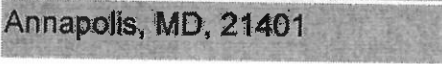
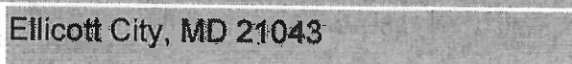
Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date:  3-23-20

Signature of Petitioner Preparer:  Date:  4/6/2020

Name of Property Owner:  Belle Grove Corp. Name of Petition Preparer:  Benchmark Engineering, Inc.

Address:  34 Defense Street Suite 300 Address:  8480 Baltimore National Pike Suite 315

City, State, Zip:  Annapolis, MD, 21401 City, State, Zip:  Ellicott City, MD 21043

E-Mail:  rj@bellegrove.com E-Mail:  bei@bei-civilengineering.com

Phone No.:  410-224-1411 Phone No.:  410-465-6105

Contact Person:  Rob Jones Contact Person:  John M. Carney

Owner's Authorization Attached



Section Reference No.	Brief Summary of Request
16.156(o)	<p>The developer wishes to undertake a substantial redline revision to the approved Site Development Plan. The existing Site Development Plan, SDP-06-022, has expired due to the commercial building permit not being applied for within two years of the signature approval or extensions. The owner will submit an application for plan review to the Design Advisory Panel, hold a Pre-submission Community Input Meeting, submit a Simplified Environmental Concept Plan and revise the Site Development Plan by redline revision process.</p>