



# 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

August 30, 2021

Scott Rouck  
Chesapeake Realty Partners  
4750 Owings Mills Blvd.  
Owings Mills, MD 21117

Sent via email to [scott@chesapeakerealtypartners.com](mailto:scott@chesapeakerealtypartners.com)

RE: WP-21-147 Cedar Creek Suspension Bridge and Trail (SDP-19-025)

Dear Mr. Rouck,

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On August 27, 2021 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Sections 16.156(l)&(m)** of the Subdivision and Land Development Regulations to request a 6-month extension to pay all required fees, execute developer's agreements, and submit the site development plan Mylars to the Department of Planning and Zoning for SDP-19-025.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(l)&(m) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

**1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.**

Cedar Creek development was awarded the Community Enhancing Floating (CEF) zoning designation through the rezoning process based on community enhancements and improvements the development would provide. One community enhancement is the construction of a bridge and trail system that connects the residential developments to the north of the Cedar Creek development with the Robinson Nature Center. The trail will traverse over multiple off-site parcels and requires construction of a bridge over the Middle Patuxent River. The design, development and dedication of the bridge and trail system has been coordinated with the Department of Recreation and Parks, and the extension will provide the developer more time to finalize the design details and financing of the bridge.

Denial of the request would create an unreasonable hardship since extensions were granted to other project teams that were actively working on design updates and County submissions but were unavoidably impacted by COVID process related delays and uncertainty. In addition, strict compliance with the regulations would require the applicant to submit a new site development plan. This resubmitted site development plan would match the current as it was approved and complies with County development regulations. Approval of the alternative compliance promotes efficiency of the plan review process.


Approval of this Alternative Compliance is subject to the following conditions:

1. The developer must complete the developer's agreements, 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 February 23, 2022).

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 Julia Sauer at (410) 313-2350 or email at [jsauer@howardcountymd.gov](mailto:jsauer@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services  
Vogel Engineering + Timmons Group – [rob.vogel@timmons.com](mailto:rob.vogel@timmons.com)



DPZ Office Use only:
File No.
Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

Site Description: SIMPSON OAK TRAIL (CEDAR CREEK)

Subdivision Name/Property Identification: CEDAR CREEK

Location of property: NE OF GRACE DRIVE

Existing Use: VACANT Proposed Use: TRAIL + BRIDGE

Tax Map: 35 Grid: 21 Parcel No: 145+87 Election District: 5H

Zoning District: UT, R-ED + CEF-2 Total site area:

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-19-025

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 (l)	PAYMENT OF FEES AND POSTING OF SURETY
16.156 (m)	SUBMISSION OF ORIGINALS FOR SIGNATURE

Section Reference No.	Brief Summary of Request

**Signature of Property Owner:**  **Date:** 4/12/21

**Signature of Petitioner Preparer:**  **Date:** 6-30-21

**Name of Property Owner:** Chesapeake Realty Partners **Name of Petition Preparer:** Vogel Engineering + Timmons Group

**Address:** 4750 Owings Mills Boulevard **Address:** 3300 North Ridge Road., Suite 110

**City, State, Zip:** Owings Mills, Maryland 21117 **City, State, Zip:** Ellicott City, Maryland 21043

**E-Mail:** scott@chesapeakerealtypartners.com **E-Mail:** rob.vogel@timmons.com

**Phone No.:** 443-677-2803 **Phone No.:** 410-461-7666

**Contact Person:** Scott Rouck **Contact Person:** Robert H. Vogel

**Owner's Authorization Attached**