



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

January 12, 2022

Blue Stream 3 LLC
P.O. Box 416
Ellicott City, MD 21041
ATTN: Arnold Sagner

RE: WP-21-148, Brompton 3

Dear Mr. Sagner:

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 January 12, 2022 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 **Section 16.144(k) and 16.156(g)(2)** of the Subdivision and Land Development Regulations to extend the deadlines for the resubmission of the site development plan and submission of the final plat for the Brompton 3 development.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(k) and 16.156(g)(2) 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):

The applicant was seeking extensions in time to submit the required site development plan and the Final Plat for the remaining undeveloped Parcel J-1. Following the enactment of ZRA 193 on May 2, 2021, the petitioner is currently in the process of updating the plans to eliminate the previously required commercial space and utilize additional allocations not originally included with the submission of SDP-18-058. The new design and layout were submitted to the Design Advisory Panel for review in November and received favorable comments as well as recommendations to be addressed. Strict conformance with the requirements would create unreasonable hardship for the applicant moving forward with the proposed project. The requested extension would allow the petitioner adequate time to finish developing the necessary plans and complete the required DAP process and in compliance with the updated Zoning Regulation. Approval of this alternative compliance would promote efficiency of the plan review process.

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

1. The revised Site Development Plan for SDP-18-058 (Brompton 3) shall be submitted within 90 days of the approval date of this Alternative Compliance request (**on or before April 12, 2022**).
2. All associated Final Plans and Site Development Plans for the remaining allocations associated with this phase of the Blue Stream development shall be submitted for review within 180 days of the approval date of this letter (**on or before July 11, 2022**).

3. Submission to the Design Advisory Panel and completion of the DAP requirements will be required prior to approval of the Site Development Plan and Final Plat.

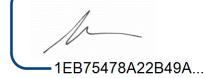
4. Add the Alternative Compliance Request number, purpose, section, date, and conditions on all subsequent plan submissions.

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 12 months from the date of approval or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of section 16.144 of the subdivision and land development regulations.

If you have any questions, please contact Nicholas Haines at (410) 313-2350 or email at nhaines@howardcountymd.gov.

Sincerely,

DocuSigned by:

A blue DocuSigned signature box containing a handwritten signature in black ink. Below the signature is the alphanumeric string "1EB75478A22B49A...".

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/NH

cc: Research
DED
DLD - Julia Sauer
Real Estate Services



ALTERNATIVE COMPLIANCE APPLICATION

Site Description:	BLUE STREAM PARCEL J-1			
Subdivision Name/Property Identification:	BEOMATAW 3			
Location of property:	BLUE STREAM DRIVE			
Existing Use:	VACANT	Proposed Use:	MULTI FAMILY APTS.	
Tax Map:	43	Grid:	4	Parcel No: 14
				Election District: 18
Zoning District:	CDC	Total site area:	6.65 AC	

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:

WP-20-046
 P-18-022
 SDP-18-058

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
16.144 (k)	MILESTONE DATE TO SUBMIT FINAL PLANS / SITE DEVELOPMENT PLANS FOR REMAINING ALLOCATIONS (101+) WITHIN 9 MONTHS OF PRELIMINARY PLAN APPROVAL
16.156 (g)(2)	MILESTONE DATE OF (15 DAYS) TO PROVIDE ADDITIONAL INFORMATION AS REQUESTED FOR SITE DEVELOPMENT PLAN REVIEW

Section Reference No.	Brief Summary of Request

Arnold Sagner
Authorized Person

Signature of Property Owner: Arnold Sagner Date: June 07, 2021

Signature of Petitioner Preparer: [Signature] Date: 6-30-21

Name of Property Owner: BlueStream 3 LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: PO BOX 416 Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Ellicott City, MD 21041 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: [Redacted] E-Mail: rob.vogel@timmons.com

Phone No.: 410-465-2020 Phone No.: 410-461-7666

Contact Person: Arnold Sagner Contact Person: Robert H. Vogel

Owner's Authorization Attached