



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

July 15, 2022

Bruce T. Taylor, M.D.
Taylor Service Company
Historic Ellicott Properties, Inc.
c/o Taylor Property Group
8 Park Center Ct, Suite 200
Owings Mills, MD 21117

RE: WP-22-123 Taylor Highlands- Phase 2

Dear Dr. Taylor:

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 July 15, 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(d)(2)** of the Subdivision and Land Development Regulations to extend the resubmission deadline for S-21-001.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(d)(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):

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

The current sketch plan (S-21-001) has already been reviewed by the Subdivision Review Committee but the plan will require significant revisions to the notes and tabulations to reflect the revised parcel configuration which is proposed under the consolidation plat (F-22-066). The Preliminary-Equivalent Sketch Plan for Taylor Highlands- Phase 1 (SP-16-013) must be approved prior to approval of S-21-001 since the 6 additional apartment units are proposed within buildings to be constructed under Phase 1. The granting of this extension allows the petitioner additional time necessary to revise the sketch plan (S-21-001) to reflect the proposed parcel configuration and required updates necessary on the Preliminary-Equivalent Sketch Plan for Phase 1 (SP-16-013) prior to the resubmission. The requested extension will have no negative impacts and there have been no regulatory changes that would impact the development. Strict compliance with the regulations would require the applicant to submit a new sketch plan application. Approval of this alternative compliance promotes efficiency of the plan review process.


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

1. The deadline for resubmission of S-21-001 is extended 60 days from the date of this letter (**on or before September 13, 2022**). Please provide a copy of the Alternative Compliance decision letter when resubmitting the Sketch Plan to DPZ.
2. Include the Alternative Compliance file number (WP-22-123) in the General Notes on S-21-001.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on the Sketch Plan, S-21-001. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:


1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel Engineering + Timmons



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 22-123*
 Date Filed *12/3*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: *TAYLOR HIGHLANDS*

Subdivision Name/Property Identification: *TAYLOR HIGHLANDS PHASE 2 8-21-001*

Location of property:

Existing Use: *HOSPITAL / Vacant* Proposed Use: *RESIDENTIAL*

Tax Map: *25* Grid: *20* Parcel No: *73+93* Election District: *210*

Zoning District: *R-A-15* Total site area: *16.72 (R-A-15 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:

8-21-001 - PURPOSE IS TO ADD 6 UNITS TO SP-16-013 IN EX BUILDINGS, SP-16-013

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
<i>16.14A (d)(2)</i>	<i>Sketch Plan - Developer shall provide additional information within 45 days of receiving comments</i>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Bruce T Taylor, M.D., Pres. Date: MAY 19, 2022

Signature of Petitioner Preparer: [Signature] Date: MAY 19, 2022

Name of Property Owner: Taylor Service Company
 Name of Petition Preparer: Vocek + Timmons

Address: c/o Taylor Property Group Address: 3300 W. RIDGE RD
8 Park Center Ct, STE 200 #110

City, State, Zip: Owings Mills, MD 21117 City, State, Zip: ELLCOTT CITY, MD 21043

E-Mail: btaylor@taylorservice.com E-Mail: Rob.Vocek@Timmons.com

Phone No.: 410-868-9871 Phone No.: 410 461-7666

Contact Person: Bruce T. Taylor, M.D. Contact Person: [Signature]

Owner's Authorization Attached