



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

September 12, 2022

Blue Stream 3 LLC
C/O Arnold Sagner
P/O Box 416
Ellicott City, MD 21041

RE: WP-23-003, Brompton 3

Dear Applicant:

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 September 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 Section 16.156(g)(2)** of the Subdivision and Land Development Regulations for an extension to the deadline date to resubmit SDP-18-058b and a requesting an extension to file any future final plans for the remainder of the allocations established under P-18-002.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of **Section 16.144(k) and Section 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 (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 applicant requested an extension to resubmit the revised plans for Site Development Plan (SDP-18- 058b) and the Final Plat for the remaining undeveloped Parcel J-1. Comments generated during the last review dated May 27, 2022 required the stormwater management systems with the development demonstrate Environmental Site Design for the parcel to the maximum extent practical. The development team was unable to submit the revised plans and required payment prior to the July 11, 2022 deadline and, instead submitted this Alternative Compliance for consideration on that date in order to extend the resubmission date. The owner/developer is requesting a 60-day extension for this submission. There have been numerous extensions granted for this project but given the potential delay of communications with County agencies on comment clarifications and the review time associated with this alternative compliance application, DPZ staff proposes to address any unreasonable hardship by providing the applicant 15-days from the date of this approved alternative compliance in lieu of the 60 days requested to submit the revised plans and required fee payment. Approval of the alternative compliance promotes efficiency of the plan review process however, please note that there will not be any additional extensions granted unless substantial documentation indicating an unreasonable hardship or practical difficulty can be justified.


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

1. The revised Site Development Plan for SDP-18-058b (Brompton 3) shall be submitted within 15-days of the approval date of this Alternative Compliance request. **(on or before September 27, 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 120 days of the approval date of this letter. **(on or before January 10, 2023)**
3. Completion of the Design Advisory Panel review process will be required prior to approval of the Site Development Plan and Final Plat. Responses to the DAP Motions are necessary for the completion of the DAP endorsement.
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 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 Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/NH

cc: Research
DLD - Julia Sauer
Real Estate Services
Marian Honeczy- DNR (if waiver to forest conservation sections)



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Brompton 3

Subdivision Name/Property Identification: Blue Stream

Location of property: Blue Stream Drive

Existing Use: Vacant **Proposed Use:** Multi-Family Residential

Tax Map: 43 **Grid:** 4 **Parcel No:** 14/5-1 **Election District:** 15+

Zoning District: CAC-CL1 **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-21-148 (ext), WP-20-046 (ext), WP-19-105 (alloc ext), WP-19-004 (alloc ext), WP-18-053 (alloc ext), F-02-035 (original subdivision), P-15-001, F-11-082 (Parcel J-1)

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 plan for remaining allocations within 9 months of preliminary plan approval
16.156(G)(2)	Milestone date (45 days) to provide additional information as required to address comments and resubmit the site development plan

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Arnold Sagner* Date: *July 07, 2022*

Signature of Petitioner Preparer: *[Signature]* Date: *7-8-22*

Name of Property Owner: *Blue Stream 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, Maryland 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