



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 17, 2022

BFEA Curtis Farm LLC
attn: Stephen Ferrandi
10225 Old Court Road, Suite 1000
Woodstock MD 21163

RE: **WP-23-007 Curtis Property, Parcel 1 (SDP-22-030)**

Dear Mr. Ferrandi:

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 16, 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 16.156(g)(2)** of the Subdivision and Land Development Regulations to extend the 45-day deadline of August 7, 2022 to resubmit a site development plan (SDP-22-030) for the Curtis Property.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of 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 one (1) item you were required to address, pursuant to Section 16.104(a)(1):

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

The applicant requests an additional 45 days from the August 7, 2022 deadline to resubmit the site development plan due to feedback needed from the Maryland Association of Historic District Commission on this project. According to the applicant, the property currently has conflicting requests from the State Highway Administration and the Maryland Historic Trust regarding the entrance between the existing piers. The applicant states that this important feedback could have a significant impact on the site design and that the additional time would be beneficial for addressing the Commission's concern as well as those of the Subdivision Review Committee. The unreasonable hardship that may result from strict compliance with the regulation would be inadequate time to assess, quantify and incorporate the Commission's feedback to the site design for this project. By not granting this alternative compliance, the applicant would have to resubmit a site development plan that may not reflect the Commission's concerns regarding the historic components of the site. Approval of the alternative compliance will allow more time for the applicant to address all agency comments, which will promote efficiency of the plan review process.


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

1. The site development plan (SDP-22-030) must be resubmitted within 45 days from the previous deadline date of August 7, 2022 (on or before September 21, 2022).
2. Provide as a general note, on SDP-22-030, this alternative compliance petition request, approval date, and conditions of approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on site development plan and building permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as the site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: Research
FCC
DLD - Julia Sauer



DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 5771 Waterloo Road

Subdivision Name/Property Identification: Curtis Property, Parcel 1

Location of property: 5771 Waterloo Road

Existing Use: Residential **Proposed Use:** Residential

Tax Map: 37 **Grid:** 1 **Parcel No:** 751 **Election District:** First

Zoning District: R-20 **Total site area:** 7.460 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:

ECP-22-001, SDP-22-030

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
Section 16.1106.a.2 Section 16.156(g)(2)	A. Purpose and Description (2) Milestone means the date, unless delayed by governmental action, by which a developer must submit the next plan stage of a subdivision to the Department of Planning and Zoning for approval.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Stephen J. Ferrandi* Date: *July 14, 2022*

Signature of Petitioner Preparer: *Paul G. Cavanaugh* Date: *July 18, 2022*

Name of Property Owner: BFEA - Curtis Farm, LLC Name of Petition Preparer: Fisher, Collins & Carter, Inc.

Address: 10225 Old Court Road, Suite 1000 Address: 10272 Baltimore National Pike

City, State, Zip: Woodstock, Md 21163 City, State, Zip: Ellicott City, MD 21042

E-Mail: stephen@earealtycompanies.com E-Mail: pdox@fcc-eng.com

Phone No.: 410-925-4566 Phone No.: 410-461-2855

Contact Person: Stephen J. Ferrandi Contact Person: Paul G. Cavanaugh, P.E.

Owner's Authorization Attached