



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

August 14, 2023

Mr. Frank Rutkoski
Gateway A74 and A76, LLC
c/o RREEF Dept. 207 Property Tax
P.O. Box 4900
Scottsdale, AZ 85261-4900

Dear Mr. Rutkoski:

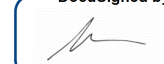
RE: WP-23-100, Gateway Commerce Center,
Parcels A74 and A76

In response to the correspondence submitted by Gutschick, Little and Weber, this Department has **voided** the above referenced plan submission in accordance with your request to withdraw the plan from active consideration by Howard County.

If you wish to resubmit the plan, you will be required to comply with the plan submission requirements and regulations in effect at the time of submission including a new application, complete sets of plans, and the applicable filing fees.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:


1EB75478A22B49A...

Anthony Cataldo, ACIP, Chief
Division of Land Development

AC/bl

cc: Research
DPW, RES
GLW – Doug Vande Ryt
Jennifer Mock
Julia Sauer, DLD



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Lynda D. Eisenberg, AICP, Director

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July 13, 2023

Ms. Jennifer Mock
7160 Columbia Gateway Drive
Suite 200
Columbia, MD 21046

Dear Ms. Mock:

RE: WP-23-100, Gateway Commerce Center

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before August 27, 2023***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.


In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to planning@howardcountymd.gov for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:



1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

Attachments:

cc: Research
DLD - Julia Sauer
Real Estate Services
GLW



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Gateway Commerce Center, Parcel A-74

Subdivision Name/Property Identification: Gateway Commerce Center

Location of property: 8901 SW Snowden River Parkway, Columbia, Maryland 21046

Existing Use: Industrial **Proposed Use:** Industrial

Tax Map: 42 **Grid:** 6 **Parcel No:** 513, Lot A-74 **Election District:** 6th

Zoning District: M-1 **Total site area:** 115.55 Acres

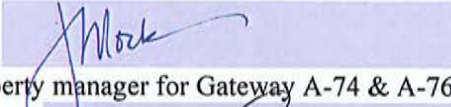
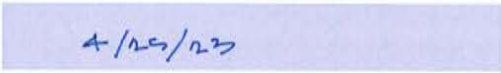
Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

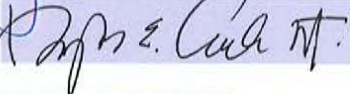
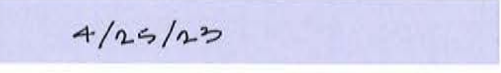
SDP-93-086; F-96-127; SDP-93-042; S-85-055; SDP-98-120; S-84-044

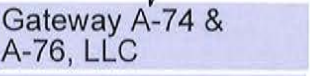
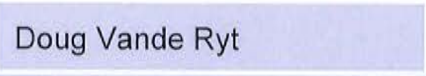
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

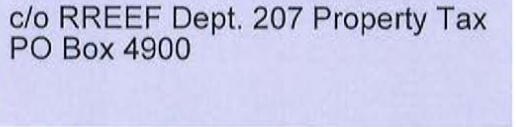
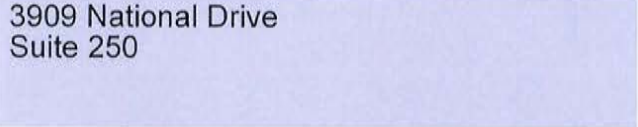
Section Reference No.	Brief Summary of Request
16.1205(a)(3)	Practical difficulties and unnecessary hardship result from the strict application of Section 16.1205(a)(3). The Applicant is requesting an alternative compliance to permit the disturbance and/or removal of two (2) trees 30-inches in diameter or larger. Please see attached Supplement for additional detail.

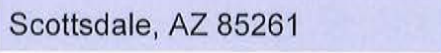
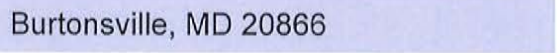
Section Reference No.	Brief Summary of Request

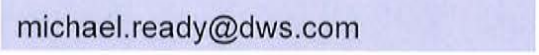
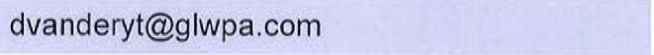
Signature of Property Owner:  **Date:** 
 Jennifer L. Mock, authorized property manager for Gateway A-74 & A-76, LLC


Signature of Petitioner Preparer:  **Date:** 

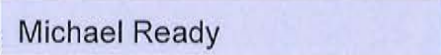

Name of Property Owner:  **Name of Petition Preparer:** 

Address:  **Address:** 

City, State, Zip:  **City, State, Zip:** 

E-Mail:  **E-Mail:** 

Phone No.:  **Phone No.:** 

Contact Person:  **Contact Person:** 

Owner's Authorization Attached