



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

March 15, 2017

F&S Associates Ltd. Partnership  
8600 Snowden River Parkway #207  
Columbia, MD 21045

RE: WP-16-154, Oakland Ridge Industrial Park  
9190 Red Branch Road

Dear Owner:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of Section 16.155(a)(1)(ii) of the Subdivision and Land Development Regulations, which requires a Site Development Plan for any establishment of a use or change in use.

Approval is subject to the following conditions:

1. Approval of this alternative compliance petition is to establish the uses for 9190 Red Branch Road, restripe the existing parking lot, and provide a 5 foot sidewalk as indicated on the alternative compliance petition. No additional uses, new development, construction, grading or improvements are permitted under this request.
2. Approval of this alternative compliance petition does not affect the status of the active zoning violation case, CE-16-128, for this property.
3. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
4. Compliance with and obtain approval from the Oakland Ridge Industrial Center Architectural Review Committee, if applicable.
5. Compliance with FDP-03-A.

Our decision was made based on the following:

*Extraordinary Hardship or Practical Difficulty*

There is no site development plan on record with Howard County. Submitting a standard site development plan for the establishment of uses and minor site alterations would provide an extraordinary hardship and practical difficulty for the applicant.

*Not Detrimental to the Public Interest*

Approval of the alternative compliance request will not be detrimental to the public interest. The request is for minor site improvements for handicap parking and adequate parking based on the existing uses. Approval of the alternative compliance request does not negate the zoning violation.

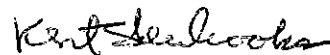
*Will not Nullify the Intent or Purpose of the Regulations*

This proposal does not nullify the intent of the site development plan requirement. In accordance with the DPZ, Division of Land Development policy memo dated May 1, 2011 an applicant may submit an alternative compliance application to circumvent the standard site development plan process when minor alterations or additions are proposed to any existing development. The uses comply with the final development plan and the exhibit does not propose additional impervious surface, grading or expanded floor area. The project has been reviewed and approved by the Subdivision Review Committee.

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 Julia Boone at (410) 313-2350 or email at [jboone@howardcountymd.gov](mailto:jboone@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/jb  
cc: Research  
DED  
DILP  
DPZ, Zoning – Tony LaRose  
Robert H. Vogel Engineering, Inc.  
WP-16-154