



# 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

August 25, 2016

Ruth Hoang  
The Howard Research and Development Corporation  
10480 Little Patuxent Parkway, Suite 400  
Columbia, MD 20144

RE: WP-17-010, Downtown Columbia, Crescent  
Neighborhood, Area 3, Alternative  
Compliance/Time Extension Request (SP-16-  
009).

Dear Ms. Hoang:

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 16.144(d)(2) and Section 16.144(r)(3) of the Subdivision and Land Development Regulations**, to allow an extension of 45 days to the deadline for additional information.

Approval is subject to the following conditions:

1. The Preliminary Equivalent Sketch Plan must be resubmitted on or before September 15, 2016.
2. Please reference the alternative compliance petition number, section request, the date of decision and condition of approval on all future plans for this site.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** – Denial of the plan based on missing the deadline would be an extraordinary hardship, due to the complexity of issues that applicant is attempting to address in response to staff comments. The applicant is also working diligently to resolve remaining comments on the preceding Final Development Plan amendment associated with this Preliminary Equivalent Sketch Plan. Denial of the plan would result in the loss of housing allocations, which is not warranted since the applicant is continuing to work through the issues and submissions of corrections to the Final Development Plan is still taking plan.

**Implementation of an Alternative Proposal** – An additional 45 days to completely address comments is more efficient for both the County and the applicant due to the complexity of issues that the developer is trying to work through.

**Not Detrimental to the Public Interest** – A 45 day extension is not detrimental to the public interest since the applicant is actively working to resolve issues in coordination with County agencies. The extra time taken to address the issues should result in a resubmission on which all issues are addressed, reducing staff time that would have been used processing multiple submissions that do not address the concerns of County agencies.

**Will Not Nullify the Intent or Purpose of the Regulations** - The purpose of the deadline date is to ensure meaningful progression of development proposal is realized and that other proposed owners with tentative allocations on hold will not be unreasonably held up by delays of developers ahead in the line. There are no other property owners that are waiting for or requesting allocations for Downtown Columbia at this time. Further, as

repeatedly stated above, the applicant is still working through several issues relevant to the Preliminary Equivalent Sketch Plan on the Amended Final Development Plan application. The intent of the regulations are served to a greater extent is the broader issues are resolved on the FDP which can inform the design of the Preliminary Equivalent Sketch Plan.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval, or one year from the date of this letter, or as long as this subdivision remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief *for KS*  
Division of Land Development

KS/JMF *JMF*

cc: Research  
DED  
Real Estate Services  
GLW  
Todd Brown