



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

November 22, 2016

Rob Jones
34 Defense Street, Ste. 300
Annapolis, MD 21401

RE: WP-17-041, Euclid Corners, Parcel A, Lots 1276-1278 & Open Space Lot 1279 (SDP-06-022)

Dear Mr. Jones:

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 16.156(o)(2)**, subject to the following conditions:

1. The applicant shall apply for a building permit for the commercial building and at least one single family detached unit to initiate construction on site by the new extended permit deadline date within 90 days from the date of the Alternative Compliance approval letter (on or before **February 20, 2017**).
2. The applicant shall apply for building permits for the remaining (2) single family detached units by the previous deadline date of April 15, 2017.
3. The next time a Red-Line Revision change is made for SDP-06-022 for processing, a general note on sheet 1 referencing this alternative compliance petition file number, request, section of the regulations and approval date of the one year extension to apply for building permits.
4. Comply with the attached DED comments dated November 18, 2016 regarding the ESD practices for the commercial use and the access road.
5. The applicant is advised that this may be the last plan extension for this project. The applicant is advised that a red-line revision per the attached Development Engineering Division comments for the commercial building is required and a building permit is required to be submitted within 90 days (on or before **February 20, 2017**).

Approval is subject to the following conditions:

Extraordinary Hardships or Practical Difficulties: The applicant has experienced practical difficulties with the submission due to unexpected economic and financial difficulties. The languishing market stalled the pace of construction and development and created hardships for the developer. Compliance with the regulations would require the developer to submit an entirely new SDP for review and approval resulting in additional fees and review. This would only extend the hardships of the developer and delay the project process.

Alternative Proposal: If this alternative compliance is not approved, a new Site Development Plan is required. The new SDP would virtually be a copy of the previous plan and would require another substantial review. Since the plans have already received a thorough review the resubmittal would place a burden on the Howard County Department of Planning and Zoning as well as the developer. The developer revised and updated the SDP on 10/13/10 by red-line revision to add ESD storm water management for residential lots 1276-1278. Approval of this alternative compliance request will allow the reactivation and processing of the original SDP.

Not Detrimental to the Public Interest: Approval of this alternative compliance request will reactivate the SDP and allow the project to move forward. Approval of the alternative compliance will lead to improvements to the residential lots, removal of debris and the existing building on site. Public improvements to the public water main, public sewer main, turnaround, and emergency vehicle access to Route 1 are scheduled as part of the project. By proposing the public water and public sewer enhancements and the emergency vehicle access the developer will be providing necessary improvement that will benefit the nearby residents.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval, or as long as this site development plan remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
Benchmark Engineering
SDP-06-022
Annette Merson