



Howard County Department Of Planning And Zoning

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

Valdis Lazdins, Director

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February 17, 2017

Woodbine Brantly, LLC
attn: Don Reuwer
8318 Forrest Street, Suite 200
Ellicott City MD 21043

RE: **WP-17-063 Wilson Village** (SDP-14-021)

Dear Mr. Reuwer:

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 to the following section of the Subdivision and Land Development Regulations:

Section 16.156(o)(2) of the Amended Fifth Edition – If the developer does not apply for building permits as required by Paragraph (1) of this Subsection, the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following two (2) conditions:

- 1) The petitioner must apply with the Department of Licenses, Inspections and Permits for permits to initiate construction on the subject property within 1 year from the approval of this alternative compliance petition (on or before **February 17, 2018**). The petitioner shall apply for building permits for all three buildings shown on SDP-14-021 within 2 years from this approval (on or before **February 18, 2019**).
- 2) Include this alternative compliance petition decision as a general note on the SDP (as a redline revision). This note shall include the alternative compliance petition file number, the regulatory section, the decision date and the conditions of approval.

The decision of this alternative compliance petition is based on the following justification:

The purpose of this alternative compliance petition is to reactivate an expired SDP and to grant the petitioner a 1 year time period to apply for permits to initiate construction on the site. The petitioner has stated that leasing negotiations are currently underway with potential retail operators for this project. According to the justification provided, the petitioner has stated that *“these users would require speedy deliveries of the proposed buildings once they commit”* and, therefore, strict compliance with the Regulations could result in a substantial delay of construction and the loss of potential users.

Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not impair the use or development of the surrounding residential properties. The proposed use (retail) is permitted under the B-2 zoning and the petitioner has met the technical site development plan requirements, in accordance with the Regulations.

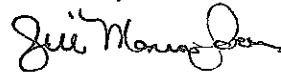
Approval of this alternative compliance request will not nullify the intent or purpose of the regulations since this project has met the technical requirements for site development approval. The petitioner is requesting to reactivate an expired SDP for the sole purpose to apply for permits to initiate construction. The petitioner has not proposed any changes to the SDP.

No SRC agency opposed the approval of this alternative compliance petition.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on SDP (SDP-14-021). **This requested alternative compliance will remain valid for the time period stated in the conditions of approval.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



for Kent Sheubrooks, Chief
Division of Land Development

KS/dj
cc: Research
DED
DILP
Zoning –Annette Merson
File: SDP-14-021
Mildenberg and Boender

