



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 29, 2017

Joseph Rutter
Masters Ridge, LLC
8318 Forrest Street
Ellicott City, MD 21043

RE: WP-18-007 Ellicott City Theater

Dear Mr. Rutter:

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)**, which states that a site development plan is required for any establishment of a non-residential use or change in use.

Approval is subject to the following conditions:

1. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
2. Compliance with the attached Health Department comments dated August 7, 2017. Detailed plans of food facility operation must be submitted to the Health Department for review prior to Health Department approval of a building permit.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Requiring a site development plan would create an extraordinary hardship for the applicant. No changes are proposed that would require the review of a site development plan and the delay in processing would impair the Ellicott City redevelopment efforts. No exterior modifications are proposed and the interior renovations will be reviewed as part of the building permit process. The previous owner died trying to make emergency repairs to the building following the flood. The new owners are attempting to repurpose the building to a use that is more consistent with its historic use.

Not Detrimental to the Public Interest:

Approval of this alternative compliance request would not be detrimental to the public interest. Granting the request will help to advance the Ellicott City redevelopment efforts. No exterior changes are proposed which would require the review of a formal site development plan. The existing Ellicott City public parking lots will be utilized for parking.

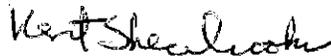
Will not nullify the intent or purpose of the regulations:

Approval of this alternative compliance request will not nullify the intent of the regulations as no exterior site improvements are proposed or even possible due to site constraints. Minimum off-street parking requirements do not apply to the "Historic Commercial" zoning district. The proposed interior renovations will be reviewed as part of the building permit process.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related plats and building permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a building permit is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services