



## Howard County Department Of Planning And Zoning

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Valdis Lazdins, Director

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September 27, 2017

Triangle Montgomery Associates, LLC  
attn: Chris Pippen  
453 South Polk Dr.  
Sarasota FL 34236

**RE: WP-18-032 Long Gate Overlook and Bethel Baptist Church (F-16-048)**

Dear Mr. Pippen:

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 two sections of the Subdivision and Land Development Regulations:

Sections 16.144 (q) and (p) of the Amended Fifth Edition – within 120 days of receiving approval of the final plan the developer shall pay all required fees to the County; and shall post all monies and file appropriate surety covering the developer's financial obligations for the required public improvements. Within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

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

- 1) Within 90 days from the date of the alternative compliance approval letter (on or before **December 26, 2017**), the property developer/owner shall file the necessary developer agreement documents and sureties with the Real Estate Services office and submit the final plat originals (F-16-048) to the Department of Planning and Zoning.
- 2) Provide as a general note on the final plan (F-16-048) this alternative compliance petition file number, request, approval date, and conditions of approval.

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

The applicant is requesting a 90-day extension to the September 19, 2017 deadline date to assure the orderly preparation of associated documents, the payment fees and the submittal of the final plat for recordation. The subdivision plat shall undergo a revision from 5 townhouse lots to the full 79 townhouse lots as previously designed and approved by DPZ (F-15-018). However, the project for the 79 townhouse was delayed due to it being in a closed schools district. On July 5, 2017, the 79 lot plan passed the APFO school test and became eligible to proceed to plat signatures and recordation. The applicant would incur substantial hardships including a financial loss, time delays and the voiding of previous plan approvals should this alternative compliance request not be granted.

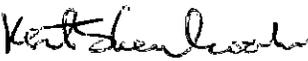
Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. The proposed subdivision has already been reviewed for technical compliance with County and State Highway regulations - the proposed townhome development shall proceed to DPW developer agreements and plan signatures once the applicant's plan engineer revert the subject plan back to 79 townhouse lots on the plat.

Based upon all of the above justifications, approval of this alternative compliance petition will not nullify the intent of the Regulations. For this project, the most reasonable and efficient way to proceed in meeting the intent of the Regulations is to provide the requested additional time to revise the previously approved plat, file the necessary documents, pay required fees and to record the plat.

This requested alternative compliance petition will remain valid for the time period stated in this letter or as long as this project remains in active permit processing.

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

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development