



# 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

October 26, 2017

Two Farms, Inc.  
3611 Roland Avenue  
Baltimore, Maryland 21211

Re: EGU Subdivision, Section 2, Area 2, Lot 22  
Alternative Compliance WP-18-047  
(Site Development Plan SDP-17-041)

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for alternative compliance with Subsection 16.156(g) of the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director approved your request, subject to the following condition:

1. The applicant shall provide the additional information needed in order to decide whether to approve the related plan to the Department of Planning and Zoning within 60 days from the date of this letter (**on or before December 25, 2017**).\*

Our decision to approve the alternative compliance was made based on the following justification submitted by Morris & Ritchie Associates, Inc.:

“On September 7, 2017 MRA received a 45-day extension to address comments from the June 27, 2017 comment letter issued by the Howard County Department of Planning and Zoning, Division of Land Development. With this extension, it was required that the revised plans be resubmitted by October 22, 2017. The comments listed below are a few that will take additional time to address than the allocated amount due to coordination with MEP’s, Architects, Traffic Engineers, Geotechnical Engineers, Surveyors and County employees.

- A required right turn lane along northbound Minstrel Way to turn east onto Snowden River Parkway as well as required restriping of Minstrel Way.
- A required left turn lane extension along westbound Snowden River Parkway to turn south onto Minstrel Way.
- Proposed buildings over 5,000 sf are required to be sprinklered.
- Update the existing ADO for public water and sewer.
- Revisions to the architecture due to building changes for the required sprinklers and FDC’s.
- Revisions to site layout per architectural and utility changes.

**\*In accordance with adopted Council Bill No. 51-2016, effective on 10/5/16, if the deadline date is a Saturday, Sunday, or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

“Additional time will be required to complete the road design for Minstrel Way and Snowden River Parkway road improvements. Since the buildings will require a sprinkler system, MRA is actively working with the architects and developer. The public water line will have to be extended east towards Canton Carwash in order to locate a fire hydrant near an FDC. This requirement could also push us over the the required utility length limit to be processed as an ADO. Therefore the current ADO may have to be voided and a public water and sewer plan will have to be processed. Both building architects will have to reduce building size in order to accommodate the sprinkler issue. Those elevations are currently being prepared and designed by the architects but will not be completed by the deadline.

“Practical difficulties will result from strict compliance with Section 16.156(g)(2). A new plan in lieu of the granting of the requested waiver will result in duplicative review by County staff members. The intent of the Regulations will be served to a greater extent by approving the sought waiver and allowing the Developer, Design Consultants and County Staff to focus on the remaining outstanding issues. The approval of the waiver will not be detrimental to the public interests and will not nullify the intent of the Regulations.”

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 alternative compliance will remain valid for the time period specified in the conditions of approval.

Should you have any questions please contact Dave Boellner by telephone at 410-313-3956 or by email at [dboellner@howardcountymd.gov](mailto:dboellner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/DBB:dbb

C: DPZ, Research  
DPZ, DED  
DPW, Real Estate Services  
Morris & Ritchie Associates, Inc.