



# 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 8, 2017

Greg Fitchitt  
Howard Research and Development Corporation  
10480 Little Patuxent Parkway, Suite 400  
Columbia, MD 21044

RE: WP-18-049, Downtown Columbia, Lakefront  
Core (FDP-DC-L-1)

Dear Mr. Fitchitt:

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 16.144(d)(2), which states "*if the Department of Planning and Zoning or the review committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.*"

Approval is subject to the following conditions:

1. FDP-DC-C-1 must be submitted on or before November 3, 2017.
2. Please add the file number, section, decision, date of decision and any conditions of approval as a general note on the plan.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The redevelopment of a full developed site that is subject multiple cross agreements is complicated and required careful coordination. The developer must receive input from lenders regarding the feasibility of addressing certain comment and this may take additional time. Further, there were special studies requested by the County that take time to complete.

Alternative Proposal: The alternative proposal avoids requiring new plans that would warrant additional staff time to re-process a plan already in review with the County.

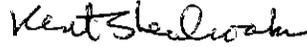
Not Detrimental to the Public Interest: The extension will not be detrimental to the public interest as it is a modest extension of time to ensure all agency comments are adequately addressed and fully coordinated.

Will not nullify the intent or purpose of the regulations: This alternative compliance is a modest extension of time to ensure all comments are adequately addressed prior to resubmission. The plan is still active and there are no negative effects on the availability of housing allocations or road improvements in the area by this small delay.

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

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF 

cc: Research  
DED  
Real Estate Services  
GLW