



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

May 14, 2018

Mr. Walter Lynch
TSG Maryland
1058 Jefferson Street
Washington, DC 20007

Dear Mr. Lynch:

RE: WP-18-113, Laurel Park Station
(F-16-013 and SDP-15-043)

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 16.156(j) – Payment of Fees; Posting of Financial Obligations**, which requires the payment of fees and posting of financial obligation within 180 days of receiving approval of the site development plan; **Section 16.156(m) – Submission of Originals for Signature**; which requires the submission of originals for signatures within 180 days of approval of the site development plan; **Section 16.144(p) – Payment of Fees; Posting of Financial Obligations**, which requires the payment of fees and posting of financial obligation within 120 days of receiving approval of the final plan; **Section 16.144(q) – Submission of Originals for Signature**; which requires the submission of originals for signatures within 180 days of approval of the final plan. The applicant is requesting a 21-day extension from April 25, 2018 deadline date to submit the originals for F-16-013. The applicant is requesting a 21-day extension from the April 25, 2018 deadline date for the completion of the developer's agreement, payment of fees and submission of mylar originals for SDP-15-043.

Approval is subject to the following conditions:

1. The payment of fees and posting of financial obligations for the Site Development Plan (SDP-15-043) and the Final Plan (F-16-013) must be completed **on or before (June 4, 2018)**.
2. The original mylars for the Site Development Plan (SDP-15-043) and the Final Plan (F-16-013) must be submitted **on or before (June 4, 2018)**.
3. On all future plan submissions, provide a brief description of alternative compliance petition, WP-18-113, as a general note to include request(s), section(s) of the regulations, action and date.

Our decision was made based on the following:

Extraordinary hardship or practical difficulties which may result from strict compliance with the Regulations - The extraordinary hardship or practical difficulty involved with this alternative compliance request would require the developer to lose their housing unit allocations if the APFO milestone date is not met. If the alternative compliance request was not approved, the issued housing unit allocations will be forfeited and a new Sketch Plan would be required thus placing a hardship on the applicant. The developer recently received State

endorsement for an additional railroad station at Laurel Park Station. The developer has completed the process for the Tax Increment Financing for Phases 3 and 4. This extension will allow the owner who is in Canada time to complete the required signatures on the site development plan, final plan and developer's agreement. In addition, the extension will allow the owner time to forward the required fees needed for the final processing of the site development plan and final plan. Initially, there was a delay in establishing the ownership entities and providing pertinent information for Real Estate Services to complete the developer's agreement.

Not Detrimental to the Public Interest - Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. The granting of the alternative compliance request for an extension of the APFO milestone deadline date will not significantly change the design of the site and will not be detrimental to the public interest. The alternative compliance request does not request a relaxation in the design regulations; therefore, the approval of this alternative compliance request will not be detrimental to the public. The extension will allow the developer additional time for the owner, who resides in Canada, time to sign the required documents and provide the necessary fees.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this alternative compliance request will not nullify the intent or purpose of the regulations since the design of the previously submitted plan will not change.

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 Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/bl

cc: Research
DED
Real Estate Services
F-16-013
SDP-15-043
Vogel Engineering