



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

June 29, 2018

Tonya Potter
Howard Research and Development Corporation
10480 Little Patuxent Parkway, Suite 400
Columbia, MD 20144

RE: WP-18-124, Downtown Columbia, Crescent
Neighborhood Phase 2B, Symphony Woods
Road (F-16-114)

Dear Ms. Potter:

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.

On June 28, 2018, the Planning Director **approved** your request for an alternative compliance of the following sections of the Subdivision and Land Development Regulations:

- **Section 16.144(p)** – Payment of fees, posting of financial obligations: Within 120 days of receiving approval of the Final Plan, the Developer shall (1) pay all required fees to the County; and (2) if subject to a Developer's Agreement or Major Facility Agreement, shall post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements.
- **Section 16.144(q)** – 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 conditions:

1. The Developer's Agreement for F-16-114 must be submitted **on or before July 27, 2018**.
2. The plat original for F-16-114 must be submitted for recordation **on or before September 28, 2018**.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The new road being constructed is part of the General Plan for Downtown Columbia, and is an integral part of the future road network. Construction requires disturbances to several properties to keep the disturbances to environmental features minimal and to construct new access points to existing properties. Negotiations have been underway and off-site permissions have now been granted by all parties. Due to the extent of negotiations, a practical difficulty exists in meeting the prescribed deadlines.

Alternative Proposal: Granting the extension of time provides the most efficient and sensible solution rather than voiding the plan and having a resubmission now that all agreements have been finalized and construction has commenced per the Road Construction Drawings.

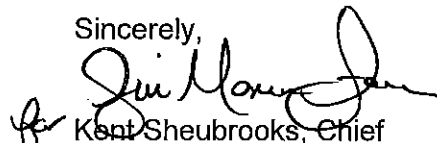
Not Detrimental to the Public Interest: This is a nominal time extension that will have no negative impacts to the public interest.

Will not nullify the intent or purpose of the regulations: The development is proceeding and approval of this time extension does not contribute to piecemeal development. It allows APFO required improvements to the road network to continue according to plan.

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.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 

cc: Research
DED
Real Estate Services
Doug Vande Ryt, GLW