



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 23, 2018

Triangle Old Annapolis Associates
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Attn: J. Chris Phippen

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Ellicott City, MD 21042

Daniel Miller
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Marriottsville, MD 21104

New Life Mennonite Church, Inc.
9580 Old Route 108
Ellicott City, MD 21042

Cynthia & Glenn Scheib
9598 Old Route 108
Ellicott City, MD 21042

RE: WP-19-009 Dorsey Overlook- Phase 1

Dear Sir/Madam:

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 16.146(b)(4)(ii)(a)**.

Approval is subject to the following conditions:

1. The applicant shall submit to the Department of Planning & Zoning a final plan in accordance with approved Preliminary Plan P-17-003 and the requirements of Section 16.146 of the Howard County Code, as indicated in the DPZ approval letter dated November 13, 2017, **within 4 months of the date of this letter (on or before February 23, 2019)**. If the submission is not made by the established deadline, the plan shall be voided and the application for plan approval considered withdrawn in accordance with Section 16.144(r)(1)(ii) of the Howard County Code.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The contract purchaser for the subject property intends to submit for a Conditional Use for age-restricted adult housing. However, the project's developer is requesting to preserve the previous Preliminary Plan approval for non- age-restricted housing until the Conditional Use hearing has occurred and the corresponding Site Development Plan has been reviewed. In the event the Conditional Use request for age-restricted housing is not approved, Triangle Old Annapolis Associates will process the Final and Site Development Plans in conjunction with P-17-003. If this Alternative Compliance request were not granted, the petitioner would be required to begin the Sketch and Preliminary Plan approval process over again if the Conditional Use is not approved for age-restricted housing. The petitioner has a significant financial and time investment in the subject properties and requiring the submission of new applications for plan approvals would result in an extraordinary hardship for the petitioner.

Not Detrimental to the Public Interest:

The granting of this Alternative Compliance request would not be detrimental to the public interest. The extension provides the time necessary to determine if age-restricted housing is the best option for the property. The Sketch and Preliminary Plans have been previously reviewed and approved and there have been no substantial changes in the Regulations which would impact the previous approvals. The Alternative Compliance requests a time extension for processing but does not request relief to any technical requirements of the Regulations.

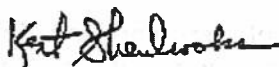
Will Not Nullify the Intent or Purpose of the Regulations:

The Sketch and Preliminary Plans have already been reviewed and approved by the Subdivision Review Committee agencies. There have been no significant policy or regulation changes since the approval of the Preliminary Plan, therefore the approval of this requested extension would not nullify the intent or purpose of the Regulations. Additionally, approval of this alternative compliance request will satisfy the intent of the Regulations by allowing time for completion of the Conditional Use process to determine if age-restricted housing is the best option for the subject properties.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related plats, 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 Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services
Vogel Engineering + Timmons
Nancy Meredith- Columbia Villages