



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 25, 2018

Thomas Fahs
Corporate Office Properties Trust
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046

RE: WP-19-017, Frameworks/7125 Columbia Gateway
Drive (SDP-17-010)

Dear Mr. Fahs:

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(g)(2) of the Subdivision and Land Development Regulations, 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. Resubmission of the plan must be received within 6 months of the approval of this alternative compliance (**on or before April 26, 2019**).
2. Further extension requests for this site development plan will not be considered unless a more robust justification is submitted with future requests, such as detailing the remaining issues to be addressed with DPW, the difficulties arising from committing to the required road improvements, documentation that the applicant is working with DPW to come to a resolution, and that the Owner is actively seeking commercial tenants for this project during the extension period.
3. Please include the file number, section, decision date, decision and any conditions of approval in a general note on all relevant plans.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: This site development plan has been in active processing since November 2016 and most SRC agency comments have been addressed. There are complicating factors, such as land ownership and tenancy issues, that make the mitigation of the traffic impacts more complex to resolve. The applicant is actively working to identify the best way to provide the additional roadway requirements.

Alternative Proposal: Alternatively, the alternative compliance can be denied and this site development plan would be voided. A new SDP would then be required to revitalize the site. In the hope that this industrial site is revitalized,

DPZ can grant this 6-month extension to allow the owner the opportunity to secure commercial tenants, which would thereby warrant the necessary road improvements to support the development.

Not Detrimental to the Public Interest: The SDP is very near to approval and an extension to the process will not impact the public. The time extension does not impact any other projects.

Will not nullify the intent or purpose of the regulations: The purpose of the APFO deadlines is to ensure the project is not delayed indefinitely and that all projects adequately address any requisite road or other APFO improvements in the order in which they are submitted and approved. These objectives will not be hindered with the approval of this alternative compliance request.

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
SDP-17-010