



## Howard County Department of Planning And Zoning

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Valdis Lazdins, Director

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October 2, 2018

Howard County Govt.  
c/o Department of Recreation and Parks  
attn: Raul Delerme  
7120 Oakland Mills Road  
Columbia MD 21046

RE: **WP-19-019 Troy Park, Phase 2** (SDP-14-033)

Dear Mr. Delerme:

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 to the following section of the Subdivision and Land Development Regulation and hereby reactivates the above referenced plan (SDP-14-033):

**Section 16.156(o)(1)(ii)** of the Subdivision and Land Development Regulations (Amended Fifth Edition) – For non-residential developments involving multiple buildings or staged construction, the developer shall apply for building permits for all construction authorized by the approved site development plan (SDP) within 2 years of signature approval.

**Approval is subject** to the following three (3) conditions:

1. Within **three years** from the date of this approval (**on or before October 2, 2021**), the developer of this project shall apply to the Department of Inspections, Licenses and Permits for building permits for **all** construction authorized by the approved SDP.
2. The property owner must comply with all permitting standards as required by the Department of Inspections, Licenses and Permits and the Soils Conservation District.
3. Attach a copy of the Alternative Compliance Petition to the building permit application and reference WP-19-019 on the same application.

**The decision of this alternative compliance petition is based on the following justification:**

### ***Extraordinary Hardship or Practical Difficulty***

The petitioner has stated that “due to budget constraints” and the lack of funding, all construction for Phase 2 of Troy Park has not been completed. The purpose of this alternative compliance petition is to allow the petitioner an additional three years to apply for permits to complete the approved site improvements detailed on the SDP. However, the progress for completing this project will be contingent upon funding approval from the County Council.

***Not Detrimental to the Public Interest***

Approval of this alternative compliance petition will not be detrimental to the public welfare. A site development plan (SDP-14-033) for Phase 2 has been approved by DPZ.

***Will not Nullify the Intent or Purpose of the Regulations***

Approval of this alternative compliance petition will not nullify the intent of the regulations. SDP-14-033 received signature approval on September 18, 2014 and the petitioner (developer) intends to develop the site as authorized on the SDP.

**Subdivision Review Committee**

None of the SRC review offices had objections to this alternative compliance request.

**\* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on the all permits pertaining the construction/ development of Phase 2 for Troy Park (SDP-14-033).**

**This requested alternative compliance will remain valid for the time period specified in condition no. 1 of this petition.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/dj

cc: Research

Zoning Administration

DILP

DPW Trans. & Special Projects – Abeye Girma