



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

November 27, 2018

Howard County DPW
Attn: James Irvin, Director
3430 Court House Drive
Ellicott City, MD 21043

RE: WP-19-045 – Howard County Circuit Courthouse

Dear Mr. Irvin:

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 16.155(a)(1)(i)** of the Subdivision & Land Development Regulations, which states that a site development plan, approved by the Department of Planning & Zoning, is required for new or expanded nonresidential development, including commercial, industrial, institutional and utility development, plus public buildings, schools and other public facilities.

The petitioner is requesting alternative compliance to the site development plan requirement to demolish the existing Thomas B. Dorsey Building and mass grade the site in preparation for the new Howard County Circuit Courthouse.

Approval is subject to the following conditions:

1. Compliance with the attached SRC agencies comments.
2. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Requiring a site development plan would create an extraordinary hardship for the applicant. The applicant would have submitted a redline showing the removal of the existing structure and mass grading but the existing site development plan does not show the current improvements on the property. Requiring a new site plan would delay the approval for more than six months and affect the established schedule for the construction of this project.

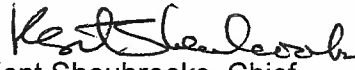
Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:

Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. The demolition and mass grading will be reviewed and approved with a grading permit through the Howard Soil Conservation District. The applicant will prepare and submit a site development plan for the future improvements planned for this site. This alternative compliance request does not propose and construction on the property.

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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision, site development plan or permits are being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JS

cc: Research
DED
Real Estate Services
Site Resources – Jennifer Harrington