



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

December 11, 2018

Kellogg-CCP
100 West Road, Suite 304
Towson, MD 21204

RE: WP-19-049 (Oxford Square, Parcel V,
C-C – The Attic, SDP-16-051)
Alternative Compliance Request

Dear Sir or 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 16.156(l) and Section 16.156(m)**.

Approval is subject to the following conditions:

1. The developer shall execute developer(s) agreements, pay fees, post financial obligations, and submit the site development plan mylar originals to the Department of Planning and Zoning for signatures as indicated within the original DPZ approval letter dated June 27, 2017, within 180 days of this approval letter, or by June 9, 2019.
2. The Applicant is strongly advised that additional requests for extensions of Subsection 16.156(l) and 16.156(m) with respect to SDP-16-051 may be denied.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new site development plan and pay all the associated fees since the developer needs more time so that they can meet allocation deadlines established by Howard County for other site plans in this community.

Alternative Proposal – The only alternative for not granting the requested deadline extensions is to require the submission of a site development plan for this project. Because the project already went through the entire site development plan review cycle, received a “technically complete” designation, and has an established file history, requiring a new site development plan is not recommended by this Division.

Not Detrimental to the Public Interest – The alternative compliance request will not be detrimental to the public interest since site development plans have already been processed and approved for this project. The requested deadline extension will not have any adverse effect on the surrounding properties and the community where the property is located. In fact, an extension would allow the developer time to meet

allocation deadlines for other site development plans associated with this project. Therefore, approval of this alternative compliance petition would not be detrimental to the public interest.

Will not Nullify the Intent or Purpose of the Regulations – Site development plans have already been processed and approved for this project. Since there have been no significant policy or regulation changes since the approval of the site development plan, 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 permitting fairness and consistency in the application of plan processing procedures.

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 J.J. Hartner at (410) 313-2350 or email at jjhartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JH

cc: Research
DED
Real Estate Services
File #'s WP-19-049 & SDP-16-051
Century Engineering