



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

January 15, 2019

Patrick Dougal
5695 Main Street
Elkridge, MD 21075

RE: WP-19-051, Cubesmart (SDP-19-004)

Dear Applicant:

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) Procedures for Filing and Processing Site Development Plans** which specifies 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. The requested alternative compliance was to reactivate the site development plan and to extend the revised plan submission date.

Approval is subject to the following conditions:

1. SDP-19-004 is reactivated and extended for an additional 45 days from the approval of this alternative compliance request or until March 1, 2019.
2. Compliance with all SRC comments and requirements with the review of SDP-19-004.
3. The alternative compliance file number, requested sections, decision date and conditions of approval shall be indicated on the site development plan and subdivision plan as a general note.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The applicant would have incurred practical difficulties and unnecessary hardship if the alternative compliance request was not approved. The site development plan has been in active processing since August 22, 2018. While the applicant was addressing the first round of comments, 45 days passed from the issuance of the comments letter dated October 16, 2018. The applicant was waiting on information from the owner regarding the number of employees and trips being made from the existing business that were required from the previous review. The deadline date of November 30, 2018 had passed before the required information had been received and the corrected plans and document could be resubmitted to the County. Without approval of this alternative compliance request the applicant would have been forced to resubmit the site development plan again with the corrected information and incur more fees and extended time while the plans are reviewed.

Alternative Proposal:

Alternatively, the site development plan could be reactivated and placed back into active processing. The SDP with the corrected comments and additional information could be reviewed by staff and the project could continue forward through the development review process.

Not Detrimental to the Public Interest:

Approval of the alternative compliance request would not be detrimental to the public interest. The site development plan will be reactivated into active processing and would be reviewed for compliance with the Regulations. The reactivation of the SDP will not have any adverse effect on the surrounding properties and the community where the project is located.

Will not nullify the intent or purpose of the regulations:

The approval of the alternative compliance request would not have nullified 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 would 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 Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
KCI