



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

January 7, 2019

Adelphine Center LLC
attn: Ola Oyefusi
2233 Charleston Place
Hyattsville MD 20783

RE: **WP-19-052 Adelphine Center (SDP-16-045)**

Dear Mr. Oyefusi:

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 **Sections 16.156(l) and (m)**, to extend the deadline dates to file the developer agreement, payment of fees and the submittal of the SDP plan originals.

Approval is subject to the following conditions:

- 1) The filing of the DPW Developer Agreement, the payment of fees and the submittal of the SDP originals must be made within 180 days from the date of the approval letter (on or before **July 6, 2019**). The DPW, Real Estate Services Division requires that the developer agreement documents and fees be provided for processing at least 3 weeks prior to submission of the SDP plan originals. * Please contact the Real Estate Services Division at 410-313-2330 to initiate the DPW developer agreement process.
- 2) Provide as a general note on SDP-16-045 this alternative compliance petition file number, request, approval date, and conditions of approval.

Our decision was made based on the following:

The SDP for the redevelopment of a 0.69-acre parcel had met all site development review requirements and an administrative adjustment (AA-16-019) was approved to reduce the 30-foot setback to 24 feet for a retaining wall and deck. The petitioner has stated that a change in ownership has occurred since the last petition (WP-18-121) to extend the filing deadline was approved. The previous petitioner (owner) did document in the previous petition that he was in process of selling the property and the new property owner will complete the developer agreement. With this being the case, the new owner/petitioner is undergoing the process of becoming acclimated to the County's requirements for land development and, therefore, is requesting additional time to learn the process and to prepare for the execution of the DPW developer agreements.

By granting this alternative compliance petition, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the SDP is approved with no further plan review comments or outstanding site issues to resolve.

The approval of this alternative compliance request will not nullify the intent of the Regulations which requires the developer, within 180 days of receiving SDP approval, to satisfy the developer's agreements and to submit the SDP mylar originals. Since the filing of this petition, there has not been changes to the SDP and the plan remains in compliance with all regulations. The petitioner understands that the approved SDP must remain compliant with regulations and 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 Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: **Research**
DED
Real Estate Services
Vogel+Timmons