



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

February 4, 2020

Dr. Bruce Taylor
Autumn Development Corp.
Taylor Daycare LLC
8 Park Center Court, Suite 200
Owings Mills, MD 21117

RE: WP-19-072 Gatherings at Taylor Place

Dear Dr. Taylor:

Regarding the above referenced alternative compliance petition, this Division is advising you that no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Copies of the exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division for distribution in the following manner:

Agency: DLD #Copies: 5 copies

The requested information/revised plans must be submitted to this Division within **45 days** of the date of this letter (**on or before March 20, 2020**), or this Division will recommend that the Planning Director deny this alternative compliance petition.

Please contact Judy Edwards at 410-313-2350 or email juedwards@howardcountymd.gov to schedule a submission appointment for this plan.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action.

If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans/information. Compliance with all items indicated above is required before the revised plans/information will be accepted.

Please bring a copy of this letter with you to your submission appointment.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

Acting Chief
Division of Land Development

Enclosures: DLD comments
cc: Research
Real Estate Services
Vogel Engineering + Timmons

Department of Planning and Zoning- Division of Land Development
February 4, 2020

RE: WP-19-072 Gatherings at Taylor Place- Alternative Compliance request to Section 16.1205(a)(7) of the Subdivision & Land Development Regulations

Planner: Eric Buschman- 410-313-0729- ebuschman@howardcountymd.gov

The following comments need to be addressed prior to resubmission of WP-19-072:

1. Revise the Alternative Compliance petition and plan exhibit to comply with the newly enacted Subtitle 12 per CB 62-2019 (Forest Conservation Act) and Subtitle 1, Section 16.125 per CB 63-2019 (Protection of Scenic Roads).
2. Additional specimen trees (30"+ DBH) were observed onsite which do not appear to be shown on the Forest Stand Delineation plan and Alternative Compliance plan exhibit. Contact Eric Buschman at 410-313-0729 to schedule an onsite meeting with the environmental consultant to locate and evaluate the trees.
3. Revise the justification to include the following per Section 16.1216(c):
 - Describe the special conditions peculiar to the property which would cause the unwarranted hardship.
 - Describe how enforcement of these regulations would deprive the landowner of rights commonly enjoyed by others in similar areas.
 - Verify that the granting of a variance will not adversely affect water quality.
 - Verify that the granting of a variance will not confer on the applicant a special privilege that would be denied to other applicants.
 - Verify that the variance request is not based on conditions or circumstances which are the result of actions by the applicant.
 - Verify that the condition did not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.
 - Provide any other information appropriate to support the request.
4. Provide an alternative plan analysis explaining why the lots, roads, driveways, parking lots, structures, SWM devices and utilities cannot be reconfigured or relocated on the property to save the trees.