



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

June 12, 2019

Mr. Joseph Rutter
Masters Ridge, LLC
8318 Forrest Street, Suite 200
Ellicott City, MD 21043

Dear Mr. Rutter:

RE: WP-19-107, 8156 Main Street,
Fishbein/Times Building

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)(ii) of the Subdivision and Land Development Regulations, which states that a site development plan is required for any establishment of a non-residential use or change in use.

Approval is subject to the following conditions:

1. Per the Development Engineering Division comments dated June 5, 2019, an APFO traffic study must be submitted with the building permit when the tenant has been determined.
2. No exterior expansion may be made without an approved Site Development Plan or an Alternative Compliance application.

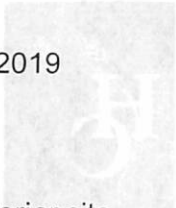
Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Requiring a site development plan would create an extraordinary hardship for the applicant. No changes are proposed that would require the review of a site development plan. In addition, the delay required to review a formal site development plan would prevent the applicant from immediately responding to the Ellicott City redevelopment efforts. No exterior modifications are proposed and the interior renovations will be reviewed as part of the building permit process. These interior improvements do not warrant the need for a formal site development plan. The alternative compliance exhibit adequately meets the requirements of a site development plan for this proposal.

Not Detrimental to the Public Interest:

Approval of this alternative compliance request would not be detrimental to the public interest. No exterior improvements are proposed. All interior improvements will be reviewed as part of the building permit process. Requiring the submission of a formal site development plan would not provide a more detailed plan than the alternative compliance exhibit. Granting the request will help to advance the Ellicott City redevelopment efforts. The existing Ellicott City public parking lots will be utilized for parking. Once a tenant has been determined, an APFO traffic study must be submitted with the building permit.



Will not nullify the intent or purpose of the regulations:

Approval of this alternative compliance request will not nullify the intent of the regulations as no exterior site improvements are proposed. Minimum off-street parking requirements do not apply to the "Historic Commercial" zoning district. The proposed interior renovations will be reviewed as part of the building permit process.

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 or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/BL
cc: Research
DED
Real Estate Services