



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

August 2, 2019

Woodine Brantly  
attn: Donald Reuwer  
8318 Forrest Street, Suite 200  
Ellicott City MD 21043

RE: **WP-19-127 Wilson Village** (SDP-14-021)

Dear Mr. Reuwer:

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(o)(2)** of the Amended Fifth Edition: If the developer does not apply for building permits as required by Paragraph (1) of this Subsection, the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following six (6) conditions:

- 1) The petitioner must apply with the Department of Licenses, Inspections and Permits for permits to initiate construction on the subject property within 1 year from the approval of this alternative compliance petition (on or before **August 2, 2020**). The petitioner shall apply for building permits for all buildings shown on SDP-14-021 within 2 years from this approval (on or before **August 2, 2021**).
- 2) A redline revision to SDP-14-021 must be submitted to this Department to ensure that all site development standards are current.
- 3) Compliance with the Development Engineering Division comments dated July 16, 2019.
- 4) Compliance with the Health Department's comments dated July 19, 2019.
- 5) Fulfillment of any applicable amendments to the DPW Developer Agreement associated with this development under SDP-14-021.
- 6) Include this alternative compliance petition decision as a general note on the SDP (as part of the redline revision). This note shall include the alternative compliance petition file number, the regulatory section, the decision date and the conditions of approval.

Our decision was made based on the following:

The purpose of this alternative compliance petition is to reactivate an expired SDP and to grant the petitioner one year to apply for permits to initiate construction on the site. The petitioner has stated that he is in constant negotiations with potential users of the site. Because the property is on private water and sewer and is in the rural area of the County it has made it difficult to commit users while maintaining the viability of the project and, therefore, strict compliance with the Regulations could result in a substantial delay of construction and the loss of potential users.

Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not impair the use or development of the surrounding residential properties. The retail use is permitted under the B-2 zoning and the SDP will be amended to remain in compliance with development regulations.

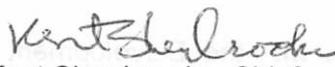
Approval of this alternative compliance request will not nullify the intent or purpose of the regulations since this project does meet the technical requirements for site development approval and shall be amended to remain in compliance.

No SRC agency opposed the approval of this alternative compliance petition, but a redline revision to the SDP will be necessary to ensure that the plan's design and functionality complies with current regulations and the Health Department wants the applicant to select one path for development based on the latest perc certification plan.

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 [dones@howardcountymd.gov](mailto:dones@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

- s/dj
- :: DED and Health comments
- : Research
- : DED
- : Health Dept. – Jeff Williams
- : Real Estate Services
- : Zoning Division – Julia Sauer/Annette Merson
- : DILP – Permitting
- : Mildenberg and Boender Assoc.