



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

October 3, 2019

G&R Maple Lawn
1829 Reisterstown Road, Suite 300
Baltimore, MD 21208

RE: WP-20-019 Maple Lawn Farms, Midtown District,
Areas 1, 2 & 3

To Whom It May Concern:

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 to **Section 16.156(o)(1)(ii)** and **Section 16.156(o)(2)** of the Subdivision & Land Development Regulations. These sections state for single-family attached, apartment and nonresidential developments involving multiple buildings or staged construction, the developer shall apply for building permits for all construction authorized by the approved site development plan within two years of signature approval and that if the developer does not apply for building permits as required by paragraph (1) of Section 16.156(o), the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. The applicant shall apply to the Department of Inspections, Licenses, and Permits for a building permit for construction of building located on Parcel A-16 within one year of approval of the alternative compliance (**on or before October 3, 2020**).
2. The applicant is advised that any major changes to the approved SDP for a new tenant may require a new SDP, depending on the extent of the site improvement changes. Please be advised that a pre-submission community meeting may be required depending on the changes made to the approved SDP. A plan revision (redline) is required for any minor site design changes prior to submission of a grading and building permit application. Include this alternative compliance request, decision, and date of approval as a general note on any plan revisions to SDP-07-002.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: Denial of this alternative compliance would result in undue hardship because it would result in the submission of a new Site Development Plan (SDP). No changes would occur with a new submission of a site development plan. The plan has received a full review for compliance to Howard County Code and has an established file history. There have been no substantive design standard changes implemented by Howard County since the approval of the original SDP.

Alternative Proposal: Alternatively, if this alternative compliance were not approved a new SDP submission would be required. There have been no proposed changes to the plan since it was given approval. This would require a full review of the SDP, which has already received a thorough review by SRC agencies. There is no practical benefit to re-reviewing plans that are consistent with current design standards. Approval of the

alternative compliance would allow the original SDP to be reactivated, allowing the developer to pull the necessary permits.

Not Detrimental to the Public Interest: Reactivation of the SDP will not be detrimental to public interest since the plan has already been thoroughly reviewed and approved by SRC agencies. Approval of this alternative compliance will not cause additional impacts to public facilities, other than those that were previously accounted for during review of the original submission. Currently the finished pads have all utility stubs, perimeter parking and drive aisles in place. The reactivation will allow for the developer to apply for permits to complete the proposed project.

Will not nullify the intent or purpose of the regulations: Approval of the alternative compliance will not nullify the intent or purpose of the regulations and would allow the SDP to be reactivated. The project could continue towards completion without the need to resubmit, avoiding the need to rereview an SDP that has been thoroughly reviewed and approved by SRC agencies.

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.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JS

cc: Research
DED
Real Estate Services
GLW