



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

November 8, 2019

Taco Bill of Baltimore, Inc.  
11879 Kemper Road, Suite 11  
Auburn, California 95603

RE: WP-20-031, Taco Bell (SDP-19-068)

Dear 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 of **Section 16.156.(g)(2)**. If the Department of Planning and Zoning or the Review Committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication. The applicant is requesting a 45-day extension for resubmission of SDP-19-068 from the date of the alternative compliance approval letter.

**Approval is subject to the following conditions:**

1. Approval of SDP-19-068 is hereby reactivated and extended for 45-days from the date of the alternative compliance approval letter on or before December 23, 2019.
2. Provide a general note on the site development plan that states the alternative compliance number, the date in which it was approved, and the conditions in which it was approved under.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:** Denial of this alternative compliance would require the petitioner to submit a new site development plan, causing several months delay in the processing of this plan. This would create an extraordinary hardship, as there are only minor changes to the plan. The site development plan has received a full review for compliance with Howard County Code. Practical Difficulties would be created by the delay due to the need to reschedule and coordinate with many contractors, subcontractors, and trades intended to perform the redevelopment work.

**Alternative Proposal:** Alternatively, if this alternative compliance were not approved a new site development plan submission would be required. The site development plan remains substantially similar in all aspects that have been reviewed by the SRC agencies. There is no practical benefit to requiring the submission of a new site development plan.

**Not Detrimental to the Public Interest:** The approval of the requested alternative compliance will not be detrimental to the public interest because the current use of the property will not change. There will be no adverse impact on neighboring properties. The site development plan for this project is being reviewed by the SRC agencies for compliance of the County and State Regulations. Therefore, the request to reactivate SDP-19-068 will not have any adverse effects on the surrounding properties where this project is located.

**Will Not Nullify the Intent or Purpose of the Regulations:** Approval of this alternative compliance request will not nullify the intent or purpose of the Regulations since the site development plan will be reviewed by all SRC agencies for compliance with County and State Regulations. The review process will require that the plan

fully satisfy the intent of the Regulations by permitting fairness and consistence in the application of the plan processing 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 Kathryn Bolton at (410) 313-2350 or email at [kbolton@howardcountymd.gov](mailto:kbolton@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/ktb

cc: Research  
DED  
Real Estate Services