



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

November 21, 2019

Veli Demirel
44087 High Point Road
Ellicott City, MD 21042

RE: WP-20-033 Demirel Plaza

Dear Mr. Demirel:

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 the following sections.

- **Section 16.156(o)(1)(ii)** – 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.
- **Section 16.156(o)(2)** – Expiration of plan approval. 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 conditions:

1. The petitioner shall apply for all remaining building permits for the construction of buildings 4 and 5 and complete all site improvements per SDP-13-077 within one-year from the date of this approval letter (**on or before November 21, 2020**).

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the applicant is required to process a new site development plan for the subject property. The applicant has a site development plan on file, which has been through the review process and approved. The existing site plan shows the proposed improvements including the remaining buildings to be built. Requiring a new site development plan would add 6 to 8 months to the process as well as substantial additional expenses. The added time and cost represent an unnecessary and extraordinary hardship when no changes to the site plan are proposed.

Not Detrimental to the Public Interest:

Approval of the alternative compliance will not be detrimental to the public interest. The parcel is planned and previously approved for 5 buildings. Since the site development plan for this project has been reviewed and

approved, further review would not improve the development. Therefore, the requested extension of time for the site plan will not have any adverse effect on the surrounding properties where the project is located. It is in the best interest to the community for the construction, plantings and storm water management controls be completed as soon as possible.

Will Not Nullify the Intent or Purpose of the Regulations:

Approval will not nullify the intent and purpose of the regulations as it does not waive the regulations, but merely reactivates a previously approved site development plan. The County and public would not benefit in any way if the owner/developer was required to process a new site 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 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
Vogel Engineering