



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Voice/Relay

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November 15, 2019

Chesapeake Realty Advisors
4750 Owings Mills Boulevard
Owings Mills, MD 21117

RE: WP-20-044, Cedar Creek Bridge and Trail
(SDP-19-025), Alternative Compliance Decision

Dear Sir or Madam:

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)**.

Approval is subject to the following conditions:

The developer shall submit any requested additional information and a revised plan that addresses all comments found in Project Dox to the Department of Planning and Zoning as indicated within the DPZ letter dated June 27, 2019, within 60 days of the date of this letter (**on or before January 14, 2020**).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new site development plan and pay all the associated fees since having a new consultant analyze the proposed development and make recommendations is time consuming. Granting the applicant a 60-day extension will allow them to adequately analyze the proposed development and make recommendations to address the concerns raised by the Department of Planning and Zoning.

Alternative Proposal – The only alternative for not granting the requested deadline extension is to require the submission of a new site development plan for this project. Because the project already went through several site development plan review cycles and has an established file history, the alternative for requiring a new site development plan is not recommended by this Division.

Not Detrimental to the Public Interest – The alternative compliance request will not be detrimental to the public interest since site development plans have already been processed for this project. The requested deadline extension will not have any adverse effect on the surrounding properties and the community where the property is located. In fact, an extension would allow the developer's new consultant time to adequately analyze the proposed development and make recommendations to address the concerns raised by the Department of Planning and Zoning. Therefore, approval of this alternative compliance petition would not be detrimental to the public interest.

Will not Nullify the Intent or Purpose of the Regulations – Site development plans have already been processed for this project. Since there have been no significant policy or regulation changes since the approval of the site development plan, the approval of this requested extension would not nullify the intent or purpose of

the regulations. Additionally, approval of this alternative compliance request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of 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 JJ Hartner at (410) 313-2350 or email at jehartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JH

cc: Research
DED
Real Estate Services
Robert H. Vogel Engineering, Inc.
Black Forest Engineering