



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

February 25, 2020

Maple Lawn Office 7, LLC
attn: Karen Watsic
2560 Lord Baltimore Drive
Baltimore MD 21220

RE: **WP-20-067 Maple Lawn Farms, Business District, Area 2**
Office Building No. 7

Dear Ms. Watsic:

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)(1)(i)**, which requires the developer to apply to the Department of Inspections, Licenses and Permits for building permits within 1 year of signature approval of the site development plan (SDP-18-051).

Approval is subject to the following conditions:

1. The applicant/property owner must apply for building permits for the building approved on SDP-18-051 within one year from March 4, 2020 deadline date (on or before **March 4, 2021**).
2. The applicant/property owner must comply with all permitting standards as required by the Department of Inspections, Licenses and Permits (DILP) and the Soils Conservation District.
3. Attach a copy of the Alternative Compliance Petition approval letter to the building permit application and reference WP-20-067 on the same application.

Our decision was made based on the following:

The applicant is requesting a 1-year extension to apply for permits to initiate construction of Building 7 that was approved on an SDP on March 4, 2019. The developer intends to construct the building and the request for a 1-year extension shall remain consistent with the developer's sequence of office construction in the Business District of Maple Lawn (Buildings 9 and 10 have been completed). Strict compliance with the regulations would result in an unreasonable hardship or practical difficulty because the developer would have to refile a new site development plan for staff review and Planning Board approval and fulfill the DPW developer agreement requirements for public water and sewer. The applicant is not seeking to alter the approved SDP in any way and it has not undergone any revisions since that approval. Therefore, a denial of this alternative compliance petition would be an unreasonable hardship.

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 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 djones@howardcountymd.gov.

Sincerely,



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: **Research**
DILP – Cathy Anest
Zoning Division
GLW
File: SDP-18-051