



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

April 14, 2020

BLT Cantina, LLC.
14 Ballingomino Road
Conshohocken, PA 19428

RE: WP-20-090 Taco Bell-Columbia (SDP-19-068)

Dear Applicant:

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)** to allow for reactivation of the site development plan, SDP-19-068, because the 45-day deadline was not met.

Approval is subject to the following conditions:

1. The applicant shall submit the revised site development plan to the Department of Planning and Zoning within 30 days of the alternative compliance approval (**on or before May 13, 2020***).

Our decision was made based on the following:

Unreasonable Hardships or Practical Difficulties: The applicant is requesting reactivation of their site development plan due to technical difficulties that arose during the applicant's resubmission process. Due to an oversight, the project consultant, Pettit Group, LLC, uploaded the documents for resubmission into Project Dox, but never completed the task to alert Howard County Intake Staff. The consultant was not aware of this issue until an email was sent March 3 from Michael Lardi to myself, Kathryn Bolton. Michael realized at that point that he never received a confirmation email from Project Dox that the plans had been received and accepted. Since the plans had not been accepted by Howard County Intake Staff before the required submission deadline, he was notified that an alternative compliance would be required to reactive the plan. Staff accepts the applicant's justification that the deadline was missed due to a technical oversight and that the plan should be reactivated due to the unreasonable hardship that would result from voiding the plan and submitting this project as a new 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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

*Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. **Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated and should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the order.**

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,



Anthony Cataldo, Chief
Division of Land Development

AC/ktb

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
File WP-20-090
File SDP-19-068
The Pettit Group, LLC.



DPZ Office Use only:

File No. *WP-20-090*
 Date Filed *3/10/2020*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Taco Bell - Columbia

Subdivision Name/Property Identification: Taco Bell, SDP-19-068

Location of property: 7102 Minstrel Way, Columbia

Existing Use: Fast-food Restaurant with Drive-thru **Proposed Use:** Fast-food Restaurant with Drive-thru

Tax Map: 42 **Grid:** 5 **Parcel No:** 410, A-33 **Election District:** 3rd

Zoning District: NT (New Town) District **Total site area:** 1.41 acres

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

SDP-19-068, PB 20-196, PB 24-085, PB 27-060, SDP-91-131, SDP-92-005, SDP-92-066, and FDP-118-A-III Part II.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

| Section Reference No. | Brief Summary of Request |
|-----------------------|--|
| 16.156 | A revised plan submission was required to be made on or before February 21, 2020, (within 45 days of the letter from the Dept. of Planning & Zoning requesting a revised submission to address plan markups and comments). The revised plan was uploaded to Project Dox on February 20, 2020 but due to a technology issue the electronic submission of the revised plan was not completed. On February 24, 2020 the required hard copies of the revised submission plan were submitted, and on March 3, 2020 the Petitioner became aware of the failed electronic submission. The Petitioner respectfully requests reactivation of SDP-19-068, which became null and void on February 22, 2020. |
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| Section Reference No. | Brief Summary of Request |
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Signature of Property Owner: [Redacted] Date: [Redacted]

Signature of Petitioner Preparer: *B. Cleary* Date: *3/4/20*

Name of Property Owner: [Redacted] Name of Petition Preparer: Brian Cleary

Address: [Redacted] Address: 497 Center Street

City, State, Zip: [Redacted] City, State, Zip: Sewell, NJ 08080

E-Mail: [Redacted] E-Mail: BCLeary@pettitgroup.com

Phone No.: [Redacted] Phone No.: 856-464-9600

Contact Person: [Redacted] Contact Person: Brian Cleary, PE

Owner's Authorization Attached