



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 21, 2020

Simpson Oaks CRP3, LLC
4750 Owings Mills Boulevard
Owings Mills, Maryland 21117

RE: WP-20-094 Cedar Creek Suspension Bridge and Trail (SDP-19-025)

Dear Owner:

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 extend the 45-day deadline for the developer to provide additional information and resubmit the site development plan to Planning and Zoning.

Approval is subject to the following conditions:

1. The developer must submit additional information and a revised site development plan to the Department of Planning and Zoning within 60 days of alternative compliance approval (**on or before June 20, 2020***).

Our decision was made based on the following:


Unreasonable hardship or practical difficulties: The applicant recently transferred the project to another engineering firm to address comments and complete the plan. The previously consultant specialized in trail design and is not familiar with the Howard County regulations and standards. The granting of the deadline extension provides the time necessary to modify the plans, address current comments and properly format the sheets. The applicant would endure an unreasonable hardship and delay if required to submit a new site development 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 will remain valid for the time period specified in the conditions of approval.

*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. 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 Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,


Anthony Cataldo, Chief
Division of Land Development

AC/js

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Robert Vogel



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. WP-20-094
 Date Filed 3/13/20

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: CEDE CREEK BRIDGE AND TRAIL
 Subdivision Name/Property Identification: CEDE CREEK
 Location of property: 7500 GEDE DRIVE
 Existing Use: VACANT Proposed Use: TRAIL
 Tax Map: 35 Grid: 21 Parcel No: 57,45,412 Election District: 5TH
 Zoning District: UT, CEF+REU. Total site area: 58.20

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-19-025
F-18-041
P-17-002
S-15-007
WP-20-008
WP-20-044 (APPROX EXTENSION)

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.

Section Reference No.	Brief Summary of Request
<u>16.156 (A)(2)</u>	<u>45 DAYS FOR DEVELOPER TO RESPOND TO COMMENTS</u>

* Signature of Property Owner: Scott D. Rank Date: 3/12/20

Signature of Petitioner Preparer: Joe Voelz Date: 3/11/20

* Name of Property Owner: CHESAPEAKE REALTY ADVISORS Name of Petitioner Preparer: Joe Voelz
Spreaders CP3, LLC

Address: 4750 Owings Mills Blvd Address: 3300 N Ridge Road

City, State, Zip: Owings Mills, MD 21117 City, State, Zip: Ellicott City MD 21043

E-Mail: Scott@ChesapeakeRealtyAdvisors.com E-Mail: JVoelz@VoelzUSA.com

Phone No.: 410 356 9900 x 252 Phone No.: 410 461-7664

Contact Person: Scott Rank Contact Person: Joe Voelz

Owner's Authorization Attached