



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

October 16, 2020

William Erskin
8171 Maple Lawn Blvd., Ste. 200
Fulton, MD 20759

RE: WP-21-043, Patuxent Commons
Virtual Meeting

Dear Mr. Erskin:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed.

As of the date of this letter, and pursuant to Section 16.104, the Director of the Department of Planning and Zoning considered and **approved** your request for alternative compliance with respect to **Section 16.128(c)(1)** of the Subdivision and Land Development Regulations to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.128(c)(1) would result in unwarranted hardship. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.

The State of Emergency prohibits large indoor public gatherings across the State. To allow the continuity of operations and essential functions related to construction, the Department of Planning and Zoning developed guidelines for conducting virtual meetings that must be met for approval of alternative compliance. This alternative process will allow current applicants to submit development plans so they can to enjoy the same rights commonly granted to others wanting to begin the development process when social distancing restrictions are not in effect.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.

The presubmission community meeting requirement is an administrative procedure required for most developments to begin the development process. Physical conditions of the property are not considered when applying the presubmission community meeting requirements. Therefore, this criterion does not apply.

3. The variance will not confer to the applicant a special privilege that would be denied to other applicants.

Alternative compliance to the physical meeting requirement will not confer a special privilege since it is the only means of conducting these meetings during the current State of Emergency and will be needed for all applicants during this time. The pre-submission community will be held through virtual means and DPZ will require that guidelines be met to ensure that all necessary information is provided and accommodations are made to assist people that may need assistance accessing technology.

4. The modification is not detrimental to the public health, safety or welfare, or injurious to other properties.

Conducting a virtual presubmission community meeting will comply with the State of Emergency, allow for social distancing and the policies enacted to protect the public during the COVID-19 pandemic.

Approval of this Alternative Compliance is subject to the following conditions:

1. The alternative compliance petition will remain valid as long as the Howard County State of Emergency is in effect.
2. The petitioner must comply with the Department of Planning and Zoning's Virtual Presubmission Meeting Guidelines for applying and hosting a virtual public meeting (attached).

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 as long as the Howard County State of Emergency is in effect.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

DocuSigned by:

Amy Gowan

5B4D5DD9470C4D4...

Amy Gowan, Director

Department of Planning and Zoning

AG/jw

cc: Research
DLD - Julia Sauer



ALTERNATIVE COMPLIANCE APPLICATION

Site Description:	Patuxent Commons		
Subdivision Name/Property Identification:	Simpsonville/Cedar Acres		
Location of property:	6333 & 6367 Cedar Lane and 6441 Freetown Road, Columbia, MD 21044		
Existing Use:	Residential	Proposed Use:	Residential
Tax Map:	35	Grid:	17
		Parcel No:	108, 109 & 137
		Election District:	4th
Zoning District:	POR	Total site area:	4.52

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:

The Petitioner is not aware of any previously submitted or currently active plans on file with the County. The site is being proposed to be developed as a 76 unit mixed income residential project serving individuals with disabilities as well as members of the senior community.

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
16.128(c)(1)	<p>Due to the social distancing requirements mandated by state and local orders, it is necessary to hold a virtual pre-submission community meeting rather than and in-person meeting.</p> <p>Please also see the attached supplement and concept plans.</p>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: [Redacted] **Date:** [Redacted]

Signature of Petitioner Preparer: *William E. Erskine* **Date:** 10/13/2020

Name of Property Owner: LLG Limited Partnership **Name of Petition Preparer:** William E. Erskine

Address: 6333 Cedar LLC
1205 York Road PH **Address:** 8171 Maple Lawn Boulevard
Suite 200

City, State, Zip: Lutherville, MD 21093 **City, State, Zip:** Fulton, MD 20759

E-Mail: [Redacted] **E-Mail:** werskine@offitkurman.com

Phone No.: [Redacted] **Phone No.:** 301-575-0389

Contact Person: [Redacted] **Contact Person:** Bill Erskine

Owner's Authorization Attached