



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

December 21, 2021

Michael Sheedy
Preston LLC
100 West Ave.
Towson, MD 21204

Letter sent via email to: mbs@prestonsp.com

RE: WP-22-038 Oxford Square (SDP-16-051)

Dear Mr. Sheedy:

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

On December 20, 2021 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 16.156(l)&(m)** of the Subdivision and Land Development Regulations to reactivate the site development plan and extend the deadlines to complete the developer's agreements, payment of fees, posting of financial obligation and submit the site development plan originals.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(l)&(m) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the [four (4) items OR one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The applicant requests to reactivate SDP-16-051 and extend the deadline dates to complete the developer's agreements and submit the site development plan originals. The Developer initially submitted the paperwork for the Developer's Agreements to Real Estate Services on June 26, 2020. In November 2020, the Developer was notified that a plat of revision was necessary to establish an easement to provide water and sewer service to the parcel. The plat was recorded in July 2021. The time needed to prepare and record the plat of revision was an unforeseen setback that extended the timeline for completion of the Developer's Agreements and resulted in the need to provide updated paperwork to Real Estate Services, which was submitted on December 14, 2021. Strict compliance with the regulations would require the applicant to submit a new site development plan for the project. Approval of this alternative compliance promotes efficiency of the plan review process as the approved plans have been reviewed by the Subdivision Review Committee and the Developer's Agreement documents have been drafted by Real Estate Services. This approval would allow the Developer's Agreements to be executed and the mylar originals to be submitted for final signature.


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

1. The developer must complete the developer's agreement, pay fees, post financial obligations and submit the site development plan original to the Department of Planning and Zoning within 180 days from the date of this letter **(on or before June 19, 2022)**.
2. Submission of digital storm drain system and stormwater management data to the Department of Public Works (if applicable). This information is required prior to submission of the site development plan original to allow early incorporation of new storm drain system and stormwater management infrastructure in the County's GIS system for asset management and State reporting purposes.

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

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Michael Pieranunzi – mpieranunzi@centuryeng.com
Jeremy Rutter – jeremy@rutterpm.com



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Oxford Square Parcel V, CC & OS Lot 345

Subdivision Name/Property Identification: Oxford Square The Attic

Location of property: 7499 Crowley Street

Existing Use: Vacant **Proposed Use:** Storage Buildings

Tax Map: 38 **Grid:** **Parcel No:** 761 **Election District:** 1

Zoning District: TOD **Total site area:** 11.1 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 14-019; SDP 13-006; 2B 1102 M; F 12-026; SDP 14-001; S 11-001 WP-18-110

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 (K)(L)(M)	Establishes deadlines for submission of developers agreements, fees, posting of financial obligations and the submission of plan originals in relation to the SDP: The Attic is an amenity to the 1,492 units located with the Oxford Square development area. The owner has focused on permitting and construction of the Barn (community building and green space). The storage units (The Attic) will be constructed next.
2: 16-144 (R)	Establishes deadlines for submissions of plats mylars: Once the SDP is signed, the plats will be recorded. (See above for timeline of The Attic submission)

Section Reference No.	Brief Summary of Request

Signature of Property Owner: [Redacted]

Date: [Redacted]

Signature of Petitioner Preparer: [Redacted]

Date: [Redacted]

Name of Property Owner:

Mike Sheedy
Preston LLC

Name of Petition Preparer:

Michael Pieranunzi
Century Engineering, Inc.

Address:

100 West Avenue

Address:

10710 Gilroy Road

City, State, Zip:

Towson MD 21204

City, State, Zip:

Hunt Valley MD 21031

E-Mail:

mbs@prestonsp.com

E-Mail:

mpieranunzi@centuryeng.com

Phone No.:

410 296 3800

Phone No.:

443 589 2400

Contact Person:

Michael Sheedy

Contact Person:

Michael Pieranunzi

Owner's Authorization Attached