



# 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

March 30, 2022

Belle Grove Corp.  
Attn: Rob Jones  
34 Defense Street, Ste. 300  
Annapolis, MD 21401

RE: WP-22-085, Euclid Corners, Parcel A

Dear Mr. Jones

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 March 29, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 156(o)(2)** of the Subdivision and Land Development Regulations to reactive SDP-06-022 to do an extensive red-line revision to the SDP and apply for building permits.

The Department of Planning and Zoning finds that strict enforcement of Section 156(o)(2) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

*An unreasonable hardship or practical difficulty results from compliance with the regulation.*

The only justification provided by the applicant was based on financial hardship, which generally does not meet the standard of practical difficulty or unreasonable hardship. The applicant has requested to reactivate SDP-06-022, Euclid Corners, Parcel A in order to process a major redline revision to redevelop the parcel with a new child care facility. The revised plan shows a different building and layout from the previously approved SDP. The applicant has received 6 alternative compliance approvals to reactivate this plan and has failed to meet the processing deadlines established by the Department of Planning and Zoning (DPZ) for each of those. The applicant was also advised in a previous alternative compliance approval that another extension may not be granted. At this time the plan is 16 years old and many regulations have changed that would require a standard review by the Subdivision Review Committee. Since the previous alternative compliance approval (WP-20-100), DPZ has refocused the redline revision process to be used as intended for minor modifications and revisions to existing structures and developments. Under this direction, new structures and major design changes that are significantly different than what was approved are being processed as new site development plans. With the lapse of this most recent milestone date, DPZ staff believe the appropriate action is for the applicant to file a new SDP for SRC to review as would be standard practice for other projects with this level of change requested.

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

Sincerely, DocuSigned by:

1EB75478A22B49A...  
Anthony Cataldo, AICP, Chief

Division of Land Development

AC/jw

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
[rj@bellegrove.com](mailto:rj@bellegrove.com)  
Benchmark Engineering



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

(410) 313-2350

DPZ Office Use only:  
 File No.  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Euclid Corners, Parcel A

**Subdivision Name/Property Identification:** Euclid Corners, Parcel A

**Location of property:** 6701 Washington Blvd

**Existing Use:** Commercial

**Proposed Use:** Commercial

**Tax Map:** 38

**Grid:** 13

**Parcel No:** 996

**Election District:** 1st

**Zoning District:** CE/CLI

**Total site area:** 1.5 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-06-022, F-06-046, WP-10-114, WP-11-163, WP-14-135, WP-15-147, WP-17-041, F-13-017, WP-20-100, WP-21-024

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.

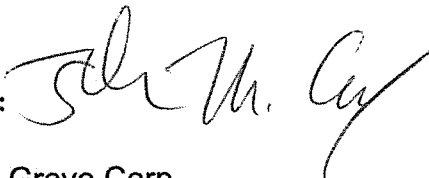
Section Reference No.	Brief Summary of Request
16.156(o)	Expiration of Commercial Site Development Plan if building permit is not applied for within two years. The developer wishes to undertake a substantial redline revision to the approved Site Development Plan. The existing Site Development Plan, SDP-06-022, has expired due to the commercial building permit not being applied for within two years of the signature approval or extensions.
Summary continued:	(continued) The owner has completed a review by the Design Advisory Panel, held a Pre-submission Community Input Meeting and is scheduling a second meeting, Simplified Environmental Concept Plan has been approved. A revised the Site Development Plan, by redline revision process, will be submitted for review.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: RJ

Date: 2 2 2022

Signature of Petitioner Preparer:



Date: 2/10/22

Name of Property Owner: Belle Grove Corp.

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 34 Defense Street  
Suite 300

Address: 8480 Baltimore National Pike  
Suite 315

City, State, Zip: Annapolis, MD, 21401

City, State, Zip: Ellicott City, MD 21043

E-Mail: [rj@bellegrove.com](mailto:rj@bellegrove.com)

E-Mail: [bei@bei-civilengineering.com](mailto:bei@bei-civilengineering.com)

Phone No.: 410-224-1411

Phone No.: 410-465-6105

Contact Person: Rob Jones

Contact Person: John M. Carney

Owner's Authorization Attached