



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, 2022

Gabriel Chung
Howard Research and Development
10960 Grantchester Way, Suite 100
Columbia, MD 21044

RE: WP-23-051, Lakefront North (extension)

Dear Mr. Chung:

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 21, 2022 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(g)2. and 16.144(d)2.** of the Subdivision and Land Development Regulations to request an extension of the deadlines provided in revision request letters for the final plan, final development plan and the site development plan. The applicant requests a 90-day extension from November 12, 2022, which is a previously extended deadline for the SDP based on governmental delay. While requested with the alternative compliance, the extension of the final development plan deadline is not required through this alternative compliance since the requirements are found under the Zoning Regulations and not the Subdivision and Land Development Regulations. It is being included only as part of the conditions of approval.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(d)2. and Section 16.156(g)2. 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 FDP and SDP have been through two review cycles and the Final Plat has been through one full review cycle and requires a complete understanding of how the SDP comments are to be addressed before it can be determined technically complete. The developer has engaged in several meetings with County agencies and has been working with the Columbia Association for the improvements to be constructed on their property. The developer has also submitted a necessary disturbance request for limited impacts to off-site environmental features and an alternative compliance for the removal of one specimen tree in fair to poor condition. A significant file history has been created in the County's review of the plan and the development team is seeking additional time to fully address outstanding concerns. For these reasons, requiring the developer to submit new plans that match the current submission while progress has been made in addressing agency comments would result in an unreasonable hardship. Approval of the alternative compliance promotes efficiency of the plan review process.

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

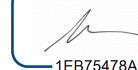
1. SDP-22-042 shall be resubmitted for review within 90-days of the current November 10, 2022 deadline (on or before **February 10, 2023**).
2. F-23-001 shall be resubmitted on or before **February 10, 2023**.
3. FDP-DC-L-2A shall be resubmitted on or before **February 10, 2023**.

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 Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DLD - Julia Sauer
Real Estate Services
Richard Talkin
Bill Sinclair
Linda Wengel
Judy Goldfarb
Ihnil Kim
Nicole Campbell
Lyn Locke, Town Center Community Association
Jessica Bellah, Columbia Association
Dan Sweeney, Gutschick Little and Weber
Todd Brown, Shulman and Rogers



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: Lakefront North

Subdivision Name/Property Identification: Downtown Columbia - Lakefront Neighborhood - Parcels A, G, & H

Location of property: 5565 Sterrett Pl, Columbia, MD 21044

Existing Use: vacant land and parking **Proposed Use:** mixed use

Tax Map: 30 **Grid:** 20 **Parcel No:** 290 **Election District:** 5

Zoning District: NT **Total site area:** 11.39 Ac

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-71-55, SDP-73-14, SDP-79-156, FDP-DC-L2, FDP-DC-L2A, ECP-22-023, SDP-22-042, F-23-001

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.g.2	Extend the deadline to resubmit a site development plan
Section 16.144 & Section 125.0.E of the Zoning Regulations	Extend the deadline to resubmit a final development plan

Section Reference No.	Brief Summary of Request
16.144.d.2	Extend the deadline to resubmit a plat

Signature of Property Owner:  Date: 11/2/22

Signature of Petitioner Preparer:  Date: 11/3/22

Name of Property Owner:  Howard Research And Development Name of Petition Preparer: Dan Sweeney

Address: 10960 Grantchester Way, Suite 100 Address: 3909 National Drive, Suite 250

City, State, Zip: Columbia, MD 21044 City, State, Zip: Burtonsville, MD 20866

E-Mail: gabriel.chung@howardhughes.com E-Mail: dsweeney@glwpa.com

Phone No.: (410) 964-5440 Phone No.: 410-880-1820

Contact Person: Gabriel Chung Contact Person: Dan Sweeney

Owner's Authorization Attached