



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 6, 2023

Bruce T. Taylor, M.D.
Taylor Service Company
Historic Ellicott Properties, Inc.
Taylor Place Development Corp.
8 Park Center Ct, Suite 200
Owings Mills, MD 21117

RE: WP-23-068 Taylor Properties and Taylor Highlands- Phases 1 & 2

Dear Dr. Taylor:

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 6, 2023 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 16.144(d)(2)**, **Section 16.144(p)** and **Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadline dates to complete Developer Agreements and to submit plat originals for the consolidation plat (F-22-066), to resubmit the Preliminary-Equivalent Sketch Plan for Phase 1 (SP-16-013) and to resubmit the Sketch Plan for Phase 2 (S-21-001).

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(d)(2), 16.144(p) and 16.144(q) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the 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 project was considered at Planning Board meetings on 12/1/22 and 12/15/22 where the Planning Board denied the petitioner's plan for protection of scenic roads in accordance with Section 16.125(c). The granting of this extension allows the petitioner additional time necessary to revise the plans in accordance with the Planning Board decision prior to resubmission. Strict compliance with the regulations would require the applicant to submit new applications for the consolidation plat, preliminary-equivalent sketch plan for Phase 1 and sketch plan for Phase 2 which would be an unreasonable hardship given the minor changes needed to address the scenic road buffer. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team to redesign the current plans in process to address the formal action of the Planning Board and address any outstanding regulatory compliance comments of the SRC.

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

1. The deadline to contact the Real Estate Services Division concerning the preparation and execution of a deed for the dedication of public road right-of-way for road widening and submission of final plat digital information for F-22-066 is extended **120 days** from the date of this letter (**on or before July 4, 2023**).
2. The deadline for submission of the F-22-066 final plat originals for signature and recordation is extended **180 days** from the date of this letter (**on or before September 2, 2023**). Please provide a copy of the Alternative Compliance decision letter when submitting the final plat originals to DPZ.
3. The deadline for resubmission of S-21-001 is extended **60 days** from the date of this letter (**on or before May 5, 2023**). Please provide a copy of the Alternative Compliance decision letter when resubmitting the Sketch Plan to DPZ.
4. The deadline for resubmission of SP-16-013 is extended **60 days** from the date of this letter (**on or before May 5, 2023**). Please provide a copy of the Alternative Compliance decision letter when resubmitting the Preliminary-Equivalent Sketch Plan to DPZ.
5. Include the Alternative Compliance file number (WP-23-068) in the General Notes on F-22-066, S-21-001 and SP-16-013.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel Engineering + Timmons



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Taylor Properties

Subdivision Name/Property Identification: Taylor Properties and Taylor Highlands Phases 1 and 2

Location of property: College Avenue and Crested View

Existing Use: Hospital (Vacant)

Proposed Use: Age Restricted Housing and Residential

Tax Map: 25

Grid: 20

Parcel No: 73,74,93

Election District: 2nd

Zoning District: POR and R-A-15

Total site area: 64.63 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:

F-22-006 Taylor Properties Buildable Bulk Parcels "A" and "B" Plat
 SP-16-013 Taylor Highlands Phase 1
 S-21-001; Taylor Highlands Phase 2

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
16.144 (p)	Payment of Fees, Posting of Surety within 120 days of receiving Approval (Plat)
16.144 (q)	Final Subdivision Plat Submission for signatures and recordation (plat) within 180 days

Section Reference No.	Brief Summary of Request
16.144 (A) (2)	45 Days to provide additional information for Sketch Plan and Preliminary Equivalent Sketch Plan

Signature of Property Owner: Bruce J. Taylor, M.D. Date: 1/16/23

Signature of Petitioner Preparer: [Signature] Date: 1/16/23

Name of Property Owner: Taylor Service Co
Historic Ellicott Properties Inc Name of Petitioner Preparer: Vogel Engineering + Timmons Group

Address: Taylor Place Development Corp.
8 Park Center Ct. Suite 200 Address: 3300 North Ridge Road., Suite 110

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

E-Mail: btaylor@taylorservice.com E-Mail: rob.vogel@timmons.com

Phone No.: 410-868-9871 Phone No.: 410-461-7666

Contact Person: Bruce Taylor Contact Person: Robert H. Vogel

Owner's Authorization Attached