



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 3, 2023

The Cahill-Ligard Living Trust
11 Midhurst Road
Silver Spring, MD 20919

RE: WP-23-076 Indian One Solar (SDP-22-039)

Dear Owner:

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 3, 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 16.156(g)(2)** of the Subdivision and Land Development Regulations to extend the deadline date to resubmit the site development plan for County review.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of 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 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 purpose of this alternative compliance request is to extend the deadline date to resubmit the site development plan (SDP-22-039) for County review. The developer recently discovered through the title report that a forest conservation easement is recorded (by deed) on this property at the project location. By letter dated April 6, 2005, the Department of Planning and Zoning relieved the previous developer from the planting requirement on this property due to processing errors, but the Deed of Forest Conservation was never released. The developer is currently pursuing the release of the recorded easement so that no issues will adversely impact the establishment of the proposed commercial solar facility use. Strict compliance with the regulations would require the developer to submit a new site development plan that has previously been through three review cycles. Granting of this alternative compliance would allow the time necessary to resolve the title issue and would allow for continuation of the review for the SDP and promote efficiency of the plan review process.

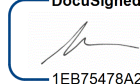
Approval of this Alternative Compliance is subject to the following conditions:

1. The applicant must resubmit the site development plan (SDP-22-039) for review within 90-days from the date of this letter (on or before June 1, 2023).
2. Provide a note on the site development plan (SDP-22-039) that references this alternative compliance petition approval.

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 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
DLD - Julia Sauer
Rob Vogel, Vogel Engineering + Timmons Group



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Indian One Solar

Subdivision Name/Property Identification: Riggs Meadow Preservation Parcel 'B'

Location of property: 14607 Meadow Tree Court

Existing Use: Winery Agricultural **Proposed Use:** Agricultural and Solar

Tax Map: 0008 **Grid:** 0022 **Parcel No:** 0096 **Election District:** 05

Zoning District: RC-DEO **Total site area:** 37.55 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-22-039
ECP-22-024

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(g)(2)	45 days to resubmit additional information

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  *see attached* Date: 2/13/23

Signature of Petitioner Preparer:  Date: 2/13/23

Name of Property Owner: The Cahill-Ligard Living Trust Name of Petition Preparer: Vogel Engineering + Timmons

Address: 11 Midhurst Road Address: 3300 North Ridge Road, Suite 110

City, State, Zip: Silver Spring, MD 20919 City, State, Zip: Ellicott City, MD 21043

E-Mail: [Redacted] E-Mail: rob.vogel@timmons.com

Phone No.: [Redacted] Phone No.: 410-461-7666

Contact Person: [Redacted] Contact Person: Robert H Vogel, PE

Owner's Authorization Attached