



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Brian Shepter, Acting Director

FAX 410-313-3467

April 10, 2023

Simpson Oaks CRP3 LLC  
4750 Owings Mills Blvd  
Owings Mills, MD 21117

Sent via email to [Jason@chesapeakerealtypartners.com](mailto:Jason@chesapeakerealtypartners.com)

RE: WP-23-083 Cedar Creek Bridge and Trail (SDP-19-025)

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 31, 2023 and pursuant to Section 16.104, the Acting Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Sections 16.156(l)&(m)** of the Subdivision and Land Development Regulations to extend the deadline date to complete the developer's agreements, pay fees, post financial obligations, and submit the site development plan originals to the Department of Planning and Zoning.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 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 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.**

Cedar Creek development was awarded the Community Enhancing Floating (CEF) zoning designation through the rezoning process based on community enhancements and improvements the development would provide. One community enhancement is the construction a trail system that connects the residential developments to the north of the Cedar Creek development with the Robinson Nature Center. The trail will traverse over multiple off-site parcels and requires crossing over the Middle Patuxent River to connect with the Robinson Nature Center. The design, development and dedication of the trail system must be coordinated with the Department of Recreation and Parks and comply with the Zoning Board Decision and Order. The development team has been contemplating several designs and the extension is needed to provide the developer more time to finalize the design details. Strict compliance with the regulations would void the current plan and require the applicant to submit a new site development plan application in its entirety, resulting in an unreasonable hardship should the changes not warrant a full site redesign.

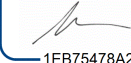
Approval of this Alternative Compliance is subject to the following conditions:

1. The developer must complete the developer's agreements, pay fees, post financial obligations and submit the site development plan originals to the Department of Planning and Zoning within 180-days of the date of this alternative compliance approval letter (**on or before October 7, 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 Julia Sauer at (410) 313-2350 or email at [jsauer@howardcountymd.gov](mailto:jsauer@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Timothy Pfeifer  
Vogel + Timmons Group



**DPZ Office Use only:**  
 File No. *WP-23-053*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Cedar Creek Trail

**Subdivision Name/Property Identification:** Cedar Creek

**Location of property:** 7500 Grace Drive

**Existing Use:** Vacant **Proposed Use:** Trail

**Tax Map:** 35 **Grid:** 21 **Parcel No:** 145, 87, 412 **Election District:** 5th

**Zoning District:** NT,R-ED & CEF-R **Total site area:**

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-19-025

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 (l)	Payment of fees and posting of surety
16.156 (m)	Submission of originals for signature

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 2/22/2023

Signature of Petitioner Preparer:  Date: 2/22/2023

Name of Property Owner: Simpson Oaks CRP3 LLC Name of Petition Preparer: Simpson Oaks CRP3 LLC

Address: 4750 Owings Mills Blvd Address: 4750 Owings Mills Blvd

City, State, Zip: Owings Mills, MD 21117 City, State, Zip: Owings Mills, MD 21117

E-Mail: jason@chesapeakerealtypartners.com E-Mail: jason@chesapeakerealtypartners.com

Phone No.: 443-386-9680 Phone No.: 443-386-9680

Contact Person: Jon Hoffman - 443-797-7129 Contact Person: Jon Hoffman - 443-797-7129

Owner's Authorization Attached