



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

May 4, 2023

Ross Taylor
Taylor Service Company
8 Park Center Ct, Suite 200
Owings Mills, MD 21117

RE: WP-23-094 Taylor Highlands- Phase 1

Dear Mr. 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 May 4, 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 16.120(c)(1)** of the Subdivision and Land Development Regulations to reduce the public road frontage to '0 ft' for a proposed apartment building on a private road.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.120(c)(1) 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 you were required to address, pursuant to Section 16.104(a)(1):

- 1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.**
The apartment building will be accessed via private roads from College Avenue and Village Crest Drive. The private roads will provide access. The private roads will be maintained by the Village Crest (Taylor Village) community association, which currently maintains the roads, sidewalks, utilities, etc. in the adjacent community. Alternative compliance has been granted previously for other projects with apartment buildings located on private roads.
- 2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.**
The adjacent Village Crest development includes a network of private roads, including Taylor Way, which will be extended through Taylor Highlands and ultimately connect to College Avenue. The apartment building has been designed to minimize the surface footprint and to reduce visual impacts from the adjacent scenic roads. This requires the apartment building to be centrally located within the development, which results in a unique condition and a practical difficulty in providing the required 60' of frontage on a public road.
- 3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants.**
The granting of the requested variance will not confer to the applicant a special privilege that would be denied to other applicants. Alternative compliance requests have been previously approved for apartment projects located on private roads if the road design conforms to public roadway requirements and the long-term maintenance, trash collection and snow removal is managed by a community association.

- 4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.**
The approval of the requested variance will not be detrimental to the public health, safety or welfare, or injurious to other properties since the private roads will be constructed to public roadway standards and the community association will be responsible for the long-term maintenance, trash collection and snow removal. The roadway designs and all associated details will be reviewed by the Department of Fire & Rescue Services, Department of Public Works and all other Subdivision Review Committee agencies on the Final road drawings.

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

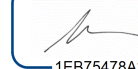
1. The approval of this Alternative Compliance request is specific to the apartment building proposed on 'Buildable Parcel C' ("Crested View"), as shown on the Alternative Compliance plan exhibit for Taylor Highlands- Phase 1 dated May 2023.
2. The proposed private streets within the project area shall be designed and constructed to public road standards in accordance with the Design Manual or as approved by the Development Engineering Division and the Department of Public Works. The private streets within the R-A-15 zoned portion of the property shall comply with the setbacks in Section 112.0 of the Zoning Regulations.
3. The Homeowner's Association shall own and maintain the private streets within this development and shall be responsible for all maintenance, trash collection and snow removal.
4. The planned apartment building shall front on and obtain access from the proposed private streets. The applicant shall be responsible for establishing safe vehicular access to the apartment building.
5. Sidewalks and street trees shall be provided along the private streets in accordance with Sections 16.124 and 16.134 of the Subdivision Regulations and the Landscape Manual.
6. Include this Alternative Compliance file number (WP-23-094) in the General Notes on the Preliminary-Equivalent Sketch Plan (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, subdivision plans and site development plans. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

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



DPZ Office Use only: File No. Date Filed
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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Taylor Highlands

Subdivision Name/Property Identification: Taylor Highlands

Location of property: 4100 College Ave

Existing Use: Hospital **Proposed Use:** Residential

Tax Map: 25 **Grid:** 20 **Parcel No:** 73, 74 & 93 **Election District:** 2nd

Zoning District: R-A-15 **Total site area:** 64.6 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:

F-22-006 Taylor Properties Buildable Bulk Parcels "A" and "B"
 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
16.120 (c)(1)	Apartment lot shall have minimum of 60' frontage on an approved public road

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  **Date:** 4/14/2023

Signature of Petitioner Preparer:  **Date:** 4/17/23

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: rossitaylor@gmail.com **E-Mail:** rob.vogel@timmons.com

Phone No.: 443-310-7684 **Phone No.:** 410-461-7666

Contact Person: Ross Taylor **Contact Person:** Robert H. Vogel

Owner's Authorization Attached