



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

August 10, 2023

Life Storage
6467 Main Street
Williamsville, NY 14221

RE: WP-23-107 Life Storage
Alternative Compliance Approved
Reconsideration of Deadlines Granted

Dear Sir/Madam:

This letter is to inform you that your request for reconsideration of conditions in the approved alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

The Planning Director hereby **approves your reconsideration request** and determined that you have satisfactorily demonstrated that strict enforcement of Section 16.156(g)(2) would result in an unreasonable hardship or practical difficulty and additional time requested for the extension is warranted.

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

1. The deadline for resubmission of SDP-22-006 is extended 30 days from the previous deadline date (**on or before October 1, 2023**). The plan markups and comments in ProjectDox must be addressed in a revised plan submission on or before October 1, 2023. Please provide a copy of the Alternative Compliance decision letter when resubmitting the Site Development Plan to DPZ.
2. Include the Alternative Compliance file number (WP-23-107) in the General Notes on SDP-22-006.

The Planning Director's decision was based on the following:

- On July 10, 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.
- A letter was sent to the applicant on July 25, 2023 informing that the alternative compliance was approved and the deadline for resubmission of SDP-22-006 was extended 90 days to September 1, 2023.
- On July 31, 2023, DPZ received a request to reconsider the approval conditions, updated justification and a request to extend the deadline by an additional 30 days.

The Planning Director 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 and the additional time requested for the extension is warranted. 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.

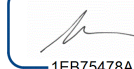
The request for the extension results from comments sent by the County during the review of the Site Development Plan (SDP-22-006) requesting the applicant to process an application to expand the non-conforming use for the proposed 2-story self-storage building in accordance with Section 129.0.E of the Zoning Regulations. The application for confirmation and expansion of a non-conforming use was submitted to the Dept. of Planning & Zoning on May 5, 2023. A hearing was recently scheduled by DPZ for August 30, 2023. Granting of the requested extension will allow time for the applicant to revise the Site Development Plan in accordance with the outcome of the non-conforming use hearing. Strict compliance with the Regulations would result in an unreasonable hardship for the applicant since it would require the submission of a new SDP application, payment of fees, etc. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team time to address any changes needed based on the outcome of the non-conforming use hearing.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the site development plan.

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



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

July 25, 2023

Life Storage
6467 Main Street
Williamsville, NY 14221

RE: WP-23-107 Life Storage

Dear Sir/Madam:

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 July 10, 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 to resubmit the Site Development Plan (SDP-22-006).

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 request for a 90-day extension results from comments sent by the County during the review of the Site Development Plan (SDP-22-006) requesting the applicant to process an application to expand the non-conforming use for the proposed 2-story self-storage building in accordance with Section 129.0.E of the Zoning Regulations. The application for confirmation and expansion of a non-conforming use was submitted to the Dept. of Planning & Zoning on May 5, 2023. Granting of a 90-day extension will allow time for the non-conforming use application to be processed and for the applicant to revise the Site Development Plan accordingly. Strict compliance with the Regulations would result in an unreasonable hardship for the applicant since it would require the submission of a new SDP application, payment of fees, etc. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team time for the non-conforming use expansion hearing to be scheduled and for them to address any changes need based on the outcome of that meeting.

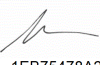
Approval of this Alternative Compliance is subject to the following conditions:

1. The deadline for resubmission of SDP-22-006 is extended 90 days from the previous deadline date (on or before September 1, 2023). The plan markups and comments in ProjectDox must be addressed in a revised plan submission on or before September 1, 2023. Please provide a copy of the Alternative Compliance decision letter when resubmitting the Site Development Plan to DPZ.
2. Include the Alternative Compliance file number (WP-23-107) in the General Notes on SDP-22-006.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the Site Development Plan (SDP-22-006). This alternative compliance approval will remain valid for one year from the date of this letter or as long as a 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:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

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



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
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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Life Storage

Subdivision Name/Property Identification: Life Storage

Location of property: 8255 Washington Boulevard

Existing Use: Industrial **Proposed Use:** Industrial

Tax Map: 43 **Grid:** **Parcel No:** 231 **Election District:** 6

Zoning District: CE-CL1 **Total site area:** 14.47 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-22-006
 ECP-21-006

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 Resubmission (SDP)

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  **Date:** 05/26/23
Signature of Petitioner Preparer:  **Date:** 5/29/23
Name of Property Owner: Life Storage **Name of Petition Preparer:** Vogel Engineering + Timmons Group
Address: 6467 Main Street **Address:** 3300 North Ridge Road., Suite 110
City, State, Zip: Williamsville, NY 14221 **City, State, Zip:** Ellicott City, Maryland 21043
E-Mail: jefdietz@lifestorage.com **E-Mail:** rob.vogel@timmons.com
Phone No.: 623-201-0588 **Phone No.:** 410-461-7666
Contact Person: Jeff Dietz **Contact Person:** Robert H. Vogel

Owner's Authorization Attached