



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 7, 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-24-001 Taylor Properties

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 August 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 16.144(p)** and **Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadline dates to complete the Developer's Agreements and to submit plat originals for F-22-066.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) and Section 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 extensions are requested to allow adequate time for the applicant to resolve recent comments from the Planning Board and the Subdivision Review Committee agencies relating to the Preliminary-Equivalent Sketch Plan for Taylor Highlands- Phase 1 (SP-16-013) prior to finalizing and processing the consolidation plat. The Planning Board's scenic road approval required the development team to investigate utility design options along New Cut Road. This requires additional investigation and design time to complete and make any plan adjustments. Strict compliance with the regulations would require the applicant to submit a new application for the Final plat, which would be an unreasonable hardship given the Board's required investigation and the minor changes which may be needed to address the scenic road buffer. Granting the extension will provide the opportunity for the applicant to comply with the Planning Board's formal action and any outstanding regulatory compliance comments Subdivision Review Committee agencies. Approval of this alternative compliance promotes efficiency of the plan review process.


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 December 5, 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 February 3, 2024**). Please provide a copy of the Alternative Compliance decision letter when submitting the final plat originals to DPZ.
3. Include the Alternative Compliance file number (WP-23-068) in the General Notes on the final plat (F-22-066).

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats. 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:

1EB75478A22B49A...

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

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Taylor Properties

Subdivision Name/Property Identification: Taylor Properties

Location of property: College Avenue and Crested View

Existing Use: Hospital (Vacant) **Proposed Use:** Age Restricted Housing

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-22-066 Taylor Properties Buildable Bulk Parcels 'A' and 'B' Plat
 WP-23-068 Alternative Compliance for extension to submit final plat originals and recordation

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 and Posting of Financial Obligations (120 days)
16.144 (q)	Submission of final subdivision plat to Department of Planning and Zoning for signatures and recordation (180 days)

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Bruce J. Taylor, M.D. **Date:** 6/28/23

Signature of Petitioner Preparer: [Signature] **Date:** 6/30/23

Name of Property Owner: Taylor Service Co.
Historic Ellicott Properties Inc. **Name of Petition 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