



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 28, 2023

GVP Potomac Owner, LLC
One East Putnam Ave., 3rd Floor
Greenwich, CT 06830

RE: WP-24-020 Grandview Kit Kat (SDP-23-003)

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 August 28, 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(l)&(m)** of the Subdivision and Land Development Regulations to reactivate the site development plans (SDP-23-003) and extend the deadline date to submit the developer's agreements associated with that plan and site development plan originals.

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

The purpose of this alternative compliance petition is to grant the applicant 30 days to submit the developer's agreements and site development plan electronic originals for SDP-23-003. The proposed improvements are for the development of a 110,000 SF facility to enable WM Recycle America to continue to provide necessary recycling services to Howard County and surrounding jurisdictions. The need for the extension results in the continued coordination with the County in the processing of the final approval documents, Developer's Agreements, and final plat of revision, all of which must be completed before submitting the electronic originals. Given the structure of the development team and ownership partners, several updates to the Developer's Agreement were necessary for it to be structured appropriately for signatures and processing. Strict compliance with the regulations would require the applicant to resubmit a new site development plan matching the one which has already completed the review process and has been granted technically complete by the Subdivision Review Committee. This would result in an unreasonable hardship. Approval of the alternative compliance promotes efficiency of the plan review process as all SRC comments have been addressed on the current site development plan.

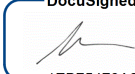
Approval of this Alternative Compliance is subject to the following conditions:

1. The petitioner must submit the developer's agreements and electronic site development plan (SDP-23-003) originals for signatures within 30 days from the August 14, 2023 deadline date (to September 13, 2023).
2. Provide a general note on the SDP 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 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.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Real Estate Services
Bohler, VA



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 7130 Kit Kat Road

Subdivision Name/Property Identification: Grandview Kit Kat, SDP-23-003

Location of property: 7130 Kit Kat Road

Existing Use: Warehouse **Proposed Use:** Recycling Center & Warehouse

Tax Map: 43 **Grid:** 10 **Parcel No:** A **Election District:** 1st

Zoning District: M2 & SW **Total site area:** 18.268 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:

SDP-84-222, SDP-83-150, SDP-99-130, ECP-22-046, F-22-068, ZB-1014-M

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.

Section Reference No.	Brief Summary of Request
16.156(g)(2)	Additional Information: Requesting approval for a 30-day extension to the revised plan submission deadline for additional coordination with County Departments and the necessary time to make the requested plan and document updates to resubmit +
Section 16.156(l) & (m)	Requesting a 30 day extension to submit the developer's agreements and site development plan originals

Signature of Property Owner:

Date:

Signature of Petitioner Preparer:

Date: 8/18/23

Name of Property Owner: GVP Potomac Owner, LLC

Name of Petition Preparer: GVP Potomac Owner, LLC

Address: One East Putnam Ave, 3rd Floor

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City, State, Zip: Greenwich, CT 06830

City, State, Zip: Greenwich, CT 06830

E-Mail: Bass@grandviewpartners.com

E-Mail: Bass@grandviewpartners.com

Phone No.: 703-522-9502

Phone No.: 703-522-9502

Contact Person: Brandon Bass

Contact Person: Brandon Bass

Owner's Authorization Attached