



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

November 7, 2023

Mangione Enterprises of Turf Valley, LP
1205 York Road, Penthouse
Lutherville, Maryland 21093

RE: WP-24-032, Town Square at Turf Valley

Dear Mr. Mangione:

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.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(o)(1)(ii) and Section 16.156(o)(2) 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 OR one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

The site development plan for SDP-10-027, which is the Town Square at Turf Valley plan was signed and approved on May 3, 2010. The established milestone deadlines to apply for all building permits was within 2 years of the approval date or on or before May 3, 2012. The building permits for Buildings A1 thru A7, B, and D1 were all applied for within this timeframe and were subsequently completed. The infrastructure including the utilities, curb, and paving were constructed and ready for the building however the area remained a stabilized building pad. The reasoning behind this was that the original owner of the shopping center, Mangione Enterprises of Turf Valley, LP retained ownership of Building with the intent of constructing a medical building while the rest of the shopping center was sold to GG Turf Valley, LLC. The original owner applied for a permit on April 27, 2018 for building C but the current status is listed as "cancelled".

Building C was subsequently sold to GG Turf Valley, LLC. The new owners secured a new tenant, BluePearl Animal Hospital for the Building C site. A new redline to SDP-10-027 which reflects the change in proposed use and updates the plans to reflect the changes to the building and immediate infrastructure was completed and approved on September 21, 2023. The plan approval was for a smaller building with a less intensive use. A condition of the approval for the redline to SDP-10-027 was to submit an alternative compliance request for the reactivation of SDP-10-027.

Strict compliance with the regulations would result in an unreasonable hardship as it would require full site development plan application and review. SDP-10-027 is complete and was always intended for Building C's construction. Only minor changes to the plan are needed via a redline, which was just completed for the site development plan, therefore allowing the current plan to provide the necessary updates and details necessary for the proposed BluePearl Animal Hospital. Approval of the alternative compliance promotes efficiency of the plan review process.

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

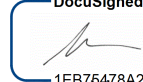
1. The deadline to apply for the building permits for Building C under SDP-10-027 shall be extended 6 Months from the date of approval of the redline to SDP-10-027 (on or before **March 21, 2024**).
2. Include the alternative compliance number, description, and any conditions imposed on future submitted plans and permits.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Nicholas Haines at (410) 313-2350 or email at nhaines@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/NH

cc: Research
DLD - Julia Sauer
Real Estate Services



DPZ Office Use only:
 File No.
 Date Filed *WP-24-032*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: existing shopping center with one vacant building pad
Subdivision Name/Property Identification: Town Square at Turf Valley
Location of property: Resort Road
Existing Use: commercial **Proposed Use:** commercial
Tax Map: 16 **Grid:** 10 **Parcel No:** 8 **Election District:** 3
Zoning District: PGCC-2 **Total site area:** 25.67 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-10-027 originally signed on May 3, 2010

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
Title 16 Subtitle 1 Article V Section 16.156(o)(2)	If the developer does not apply for building permits as required by paragraph (1) of this subsection, the site development plan shall expire and a new site development plan submission will be required.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 9/27/23

Signature of Petitioner Preparer:  Date: 9/27/23

Name of Property Owner: GG Turf Valley LLC Name of Petition Preparer: Benchmark Engineering, Inc

Address: 3904 Boston St, Suite 402 Address: 3300 N Ridge Road Suite 140

City, State, Zip: Baltimore, MD 21224 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: garango@ggcommercial.com E-Mail: bei@bei-civilengineering.com

Phone No.: 410-559-2521 Phone No.: 410-465-6105

Contact Person: Gustavo Arango Contact Person: D Thompson

Owner's Authorization Attached