



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

December 20, 2023

6701 Wash Blvd. LLC
attn: Rob Jones
34 Defense Highway Suite 300
Annapolis MD 21401

RE: WP-24-049 Lightbridge Academy/ Euclid Corners (SDP-22-056)

Dear Mr. Jones:

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 December 20, 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 **Sections 16.156(l) and (m)** of the Subdivision and Land Development Regulations to extend the November 7, 2023 due date by 90 days to complete the developer agreements, payment of fees and to submit the site development plan (SDP) original mylar for signatures.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(l) and (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):

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 90 days to complete the developer's agreements, including the payment of fees and posting of sureties, and to submit the site development plan electronic originals for SDP-22-056. The proposed improvements are for the development of a 2-story, 12,400 SF child daycare center. The need for the extension results in the continued coordination with the County in the processing of the Developer's Agreements and the final plat of revision, which must be recorded before submitting the electronic originals. The plat of revision requires updates to the Developer's Agreements to be structured appropriately for signatures and processing. Strict compliance with the regulations would result in an unreasonable hardship because it 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. 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 two (2) conditions:


1. The petitioner must complete the developer's agreements (which includes the payment of fees and the posting of all required sureties) and submit the electronic site development plan (SDP-22-056) originals for signatures within 90 days from the November 7, 2023 deadline date (to February 5, 2024).

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

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: Research
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering
File: SDP-22-056



DPZ Office Use only:
 File No. *WP-24-049*
 Date Filed *11/8/23*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 6701 Washington Blvd, Elkrige, MD 21075

Subdivision Name/Property Identification: Euclid Corners, Parcel A

Location of property: 6701 Washington Blvd.

Existing Use: Graded Site **Proposed Use:** Child Daycare

Tax Map: 38 **Grid:** 14 **Parcel No:** 996 **Election District:** First

Zoning District: CE-CLI **Total site area:** 1.50 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-22-056 and an Original Only Request for Revision Plat Processing have been reviewed and have been approved. State Highway Access Permit review is complete, the permit is to be requested soon. The developer has submitted the requested information to Real Estate Services. Design Advisory Panel review has been completed.

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(l) and (m)	Payment of Fees; Posting of Financial Obligations; and Submission of Originals for signature

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *See Next Page* Date: [Redacted]

Signature of Petitioner Preparer: *[Signature]* Date: *11/7/23*

Name of Property Owner: 6701 WASH BLVD LLC Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 34 Defense Highway Suite 300 Address: 3300 North Ridge Road Suite 140

City, State, Zip: Annapolis, MD 21401 City, State, Zip: Ellicott City, MD 21043

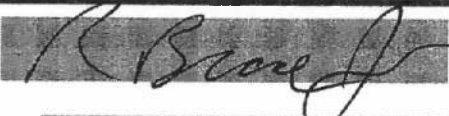
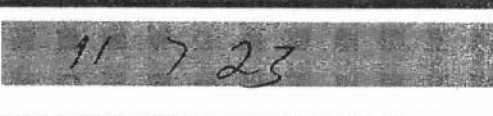
E-Mail: *rj@bellegrove.com* E-Mail: *bei@bei-civilengineering.com*

Phone No.: 410-977-3015 Phone No.: 410-465-6105

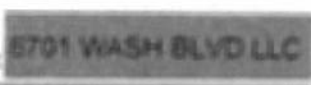

Contact Person: Rob Jones Contact Person: John M. Carney

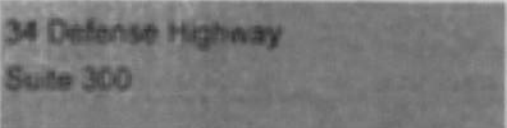
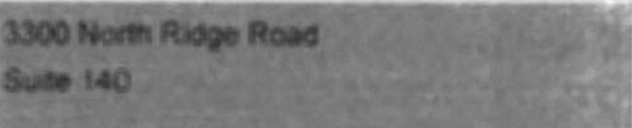
Owner's Authorization Attached

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 

Signature of Petitioner Preparer:  Date: 

Name of Property Owner:  Name of Petitioner Preparer: 

Address:  Address: 

City, State, Zip:  City, State, Zip: 

E-Mail:  E-Mail: 

Phone No.:  Phone No.: 

Contact Person:  Contact Person: 

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request