



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

March 11, 2024

Howard County Department of Public Works, Bureau of Engineering
Attn: Adriana Luftman, AIA
3430 Court House Dr.
Ellicott City, MD 21043
Email: aluftman@howardcountymd.gov

RE: WP-24-071 North Laurel Community Center

Dear Ms. Luftman:

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 March 11, 2024, 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(o)(1)(i) and Section 16.156(o)(2)** of the Subdivision and Land Development Regulations to extend to the deadline date for the submission of building permits for the redline approval of SDP-08-118, North Laurel Community Center (Capital Project #N3940-404).

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(o)(1)(i) 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 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.

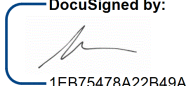
A redline revision to SDP-08-118 for the addition of a swimming pool and associated improvements was reviewed by DPZ staff and received signature approval on June 22, 2020. The established milestone deadlines to apply for the building permit within 1 year of signature approval (on or before June 22, 2021). The required building permits were never pursued by the County and no work was ever initiated onsite. The Capital Project was then put on hold by the County and is now being pursued for development. Strict compliance with the regulations would be an unreasonable hardship by requiring the applicant to resubmit a new site development plan, which would be the same as the existing one as it has completed the review process and has been granted signature approval on June 22, 2020. Approval of the alternative compliance promotes efficiency of the plan review process since all agency comments have been addressed on the current site development plan.

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

1. The deadline to apply for the buildings permits for the construction of the North Laurel Community Center pool under redline SDP-08-118 shall be extended from 1 year from the date of the approval of the alternative compliance (**on or before March 11, 2025**).

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,  DocuSigned by:
1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/kb

cc: Research
DLD - Julia Sauer
Real Estate Services
Pennoni, Pete Stone – pstone@pennoni.com



DPZ Office Use only:
 File No. **NP-24-071**
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: North Laurel Community Center (Capital Project C0358)

Subdivision Name/Property Identification: SDP-08-118

Location of property: 9411 Whiskey Bottom Road, Laurel, MD 20723

Existing Use: County Park with Community Center **Proposed Use:** County Park, Community Center and Indoor Pool

Tax Map: 47 **Grid:** 22 **Parcel No:** 1065 **Election District:** 6

Zoning District: R-SC **Total site area:** 49.155

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-08-118, F-20-030

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
Section 16.156(o)(1)(i)	<p>Application Time Limits for Submission of Building Permit for Construction on the site.</p> <p>In 2019 a redline revision was submitted and approved. The plans were signed and approved on June 24, 2020. The purpose of the redline revision was to add a pool addition and associated improvements. Subsequent to the approval of the redline revision, the project was placed on hold by the County.</p>
	<p>01/2024 - The project is now moving forward. The building addition that was originally designed has not changed. The approvals for the additional storm water management, forest conservation, sediment control and utilities are still applicable to the project scope. The County is now in a position to apply for building permits this year. This application requests an alternative compliance to reactivate the Site Development Plan so that permits can be filed for the pool expansion.</p>

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 01/26/2024

Signature of Petitioner Preparer:  Date: 1/26/24

Name of Property Owner: Howard County MD Name of Petition Preparer: Pennoni

Address: 3430 Court House Drive Address: 8890 McGaw Road Suite 100

City, State, Zip: Ellicott City, MD 21043 City, State, Zip: Columbia, MD 21045

E-Mail: aluftman@howardcountymd.gov E-Mail: pstone@pennoni.com

Phone No.: 410-313-5785 Phone No.: 443-845-1253

Contact Person: Adriana Luftman, AIA Contact Person: Pete Stone, RLA

Owner's Authorization Attached