



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

May 17, 2024

Ross Taylor
Taylor Service Company
Historic Ellicott Properties, Inc.
Taylor Place Development Corp.
8 Park Center Ct, Suite 200
Owings Mills, MD 21117

RE: WP-24-091 Taylor Highlands- Phase 2

Dear Sir/Madam:

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 16.146(a)(1) 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.

Strict compliance with the regulations would require the applicant to submit a formal Preliminary Plan for the six apartment units proposed in Phase 2, which will be located internally within the Crested View apartment building. There are no exterior improvements proposed in Phase 2. The Crested View at Taylor Highlands project will not include public roads therefore Final Road Construction Plans will not be required, but a Final Plat will be recorded to create the lots, easements, etc. A Site Development Plan has been submitted to DPZ (SDP-24-034), which includes the apartment building and all units proposed in Phases 1 and 2. Approval of the alternative compliance promotes efficiency of the plan review process as the Final Plat and Site Development Plan will include all relevant information needed for the review of the development in accordance with the County Regulations. Submission of a Preliminary Plan would result in an unreasonable hardship since a Preliminary Plan will not show any information that will not be provided on the Final Plat and Site Development Plan.


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

1. The approval of this Alternative Compliance request is specific to Taylor Highlands- Phase 2, as approved on the Sketch Plan 'S-21-001'. The six (6) apartment units proposed in Phase 2 shall be included on the Site Development Plan for Crested View at Taylor Highlands (SDP-24-034). The Site Development Plan shall comply with the milestones established by the Adequate Public Facilities Ordinance.
2. Include this Alternative Compliance file number (WP-24-091) in the General Notes on the Site Development Plan.

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

Subdivision Name/Property Identification: Taylor Highlands

Location of property: 4100 College Avenue

Existing Use: Hospital **Proposed Use:** Residential

Tax Map: 25 **Grid:** 20 **Parcel No:** 73.93 **Election District:** 2nd

Zoning District: R-A-15 **Total site area:** 64.6 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:

S-21-001 Taylor Highlands Phase 2

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
16.146	Preliminary Plan
16.144 (g) or (k)	

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date: 4/10/24

Signature of Petitioner Preparer:



Date: 4/10/24

Name of Property Owner:

Taylor Service Co. Historic Ellicott Properties Inc.

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address: 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: rossitaylor@gmail.com

E-Mail: rob.vogel@timmons.com

Phone No.: 443-310-7684

Phone No.: 410-461-7666

Contact Person: Ross Taylor

Contact Person: Robert H. Vogel

Owner's Authorization Attached