



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

June 14, 2024

Life Storage LP
2795 E. Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121
Attn: Clint Kleppe

RE: WP-24-107 Life Storage

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.

On June 12, 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 **Sections 16.156(k), 16.156(l) and 16.156(m)** of the Subdivision and Land Development Regulations to extend the deadline to complete the Developer Agreements, pay required fees and to submit the Site Development Plan originals (SDP-22-006).

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(k), 16.156(l) and 16.156(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 petitioner is currently working with DPW- Real Estate Services Division to execute the Developer Agreements. The petitioner provided the requested materials including a title report on April 17, 2024. The Real Estate Services Division is currently drafting the required documents. Once the Developer Agreement has been executed, the plat and site development plan originals can be submitted for signatures. Strict compliance with the Regulations would result in an unreasonable hardship for the applicant since it would require the submission of a new SDP application, payment of fees, etc. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team time to execute the Developer Agreements prior to submission of the plan originals.

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

1. The petitioner must submit the Developer's Agreements, pay required fees, submit the 'Plat of Forest Conservation Easement' originals and Site Development Plan originals (SDP-22-006) within 60 days from the May 26, 2024 deadline date (**on or before July 25, 2024**).
2. Include the Alternative Compliance file number (WP-24-107) in the General Notes on SDP-22-006.

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 Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

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

AC/eb

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel Engineering + Timmons



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Life Storage

Subdivision Name/Property Identification: Life Storage

Location of property: 8255 Washington Boulevard

Existing Use: Commercial **Proposed Use:** Commercial

Tax Map: 43 **Grid:** 20 **Parcel No:** 231 **Election District:** 6

Zoning District: CE-CLI **Total site area:** 14.47 ac

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-87-153
 ECP-21-006
 SDP-22-006

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(k)	Milestone for Developer Agreement
16.156(m)	Milestone for submission of original drawings for signature

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Clint Kleppe* Date: May 16, 2024

Signature of Petitioner Preparer: *Robert H. Vogel* Date: 5/16/24

Name of Property Owner: Life Storage LP Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 2795 E. Cottonwood Parkway - Suite 400 Address: 3300 N. Ridge Road - Suite 110

City, State, Zip: Salt Lake City, Utah 84121 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: ckleppe@extraspace.com E-Mail: rob.vogel@timmons.com

Phone No.: 480-266-5263 Phone No.: 410-461-7666

Contact Person: Clint Kleppe Contact Person: Robert H. Vogel

Owner's Authorization Attached