



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

June 25, 2018

Donald Reuwer  
8318 Forrest Street, Suite 200  
Ellicott City, Maryland 21043

RE: WP-18-125, 8407 Main Street

Dear Mr. Reuwer:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1)(ii), Site Development Plan Applicability**: A site development plan, approved by the Department of Planning and Zoning is required for any establishment of a use or change in use, unless the Department of Planning and Zoning determines that the establishment or change in use will cause less than 5,000 square feet of site disturbance, that no significant alteration to access, parking, circulation, drainage, landscaping, structures, or other site features is required, and that the proposed use does not qualify as redevelopment that requires stormwater management in accordance with the Design Manual.

**Approval is subject to the following conditions:**

1. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
2. Due to the distillery being an accessory use to the beverage establishment, the distillery must be subordinate to the beverage establishment in area and intensity. The distillery may not take up more than 50% of the beverage establishment's square foot area.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

Requiring a Site Development Plan (SDP) would create an extraordinary hardship for the applicant. No changes are proposed that require a SDP review and the delay in processing would severely impair the Ellicott City redevelopment efforts. The previous tenant decided to leave with minimum notice. New tenants have been identified and will provide retail opportunities consistent with this area of Main Street. The proposed change in use is not proposing any exterior modifications.

**Not Detrimental to the Public Interest:**

Approval of this application will not be detrimental to the public interest; rather, delaying the repurposing of the building is detrimental to the Ellicott City rebuilding efforts. No changes are proposed to the exterior of the building. There are also no changes to access, parking, circulation, drainage, landscaping, structures, or site features. Parking is addressed by seven onsite parking spaces and public parking lots that are within walking distance of the buildings.

**Will Not Nullify the Intent or Purpose of the Regulations:**


Approval will not nullify the intent of the regulations as no site improvements are proposed. Parking is handled by seven onsite parking spaces and public parking lots within walking distance. However, minimum off-street

parking requirements do not apply to the "Historic Commercial" zoning district. Any interior renovations will be reviewed as part of the building permit process.

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](mailto:kbolton@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/ktb

cc: Research  
DED  
Real Estate Services