



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

July 16, 2020

Mr. Mark Levy
c/o Binder Rock, LLC
6800 Deerpath Road
Suite 100
Elkridge, MD 21075

Dear Mr. Levy:

RE: WP-20-118, Dorsey Center, Parcel R (S-17-004)

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed.

As of the date of this letter, 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 16.144(g)** of the Subdivision and Land Development Regulations to waive the submission of a Preliminary Plan.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(g) 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. An unreasonable hardship or practical difficulty results from compliance with the regulation.**
A Preliminary Plan is typically required for major subdivisions to present detailed data which will enable the County to determine whether the proposed layout of the subdivision is in accordance with the approved Sketch Plan. Dorsey Center subdivision is an older established commercial subdivision. The subject property was later merged into the Dorsey Center subdivision which is currently Parcel R. Because the Sketch Plan was submitted for APFO testing, a Preliminary Plan is required as the next step in the subdivision process. Dorsey Center has been subdivided into various parcels and the subdivision has been built out for many years. Since there are no public road extensions required for this single parcel, the Preliminary Plan is not going to provide any additional information that the Site Development Plan will not already be providing. The unnecessary creation and processing of a Preliminary Plan for this small parcel would result in an unreasonable hardship for the applicant and would require additional effort and resources by County staff. All SWM, landscaping and forest conservation requirements will be provided as part of the Site Development Plan process.

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

1. A Site Development Plan must be submitted to the Department of Planning and Zoning within nine (9) months from the adoption of County Council Resolution CR-91-2020.
2. On all future plan submissions, provide a brief description of alternative compliance petition, WP-20-118, as a general note to include request(s), section(s) of the regulations, action and date.

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.

***Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated. Should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the order.**

If you have any questions, please contact Brenda Lubber at (410) 313-2350 or email at BLubber@howardcountymd.gov.

Sincerely,

DocuSigned by:

Anthony Cataldo

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering



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

(410) 313-2350

DPZ Office Use only:
 File No. *UP-20-118*
 Date Filed *6/23/20*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 210 Unit Apartment Complex

Subdivision Name/Property Identification: Dorsey Center Apartments S-17-004, SDP-20-033

Location of property: 6771 Dorsey Road, Elkrigde, MD

Existing Use: vacant **Proposed Use:** Apartment Complex

Tax Map: 37 **Grid:** 24 **Parcel No:** 375 **Election District:** 1

Zoning District: TOD **Total site area:** 4.35

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:

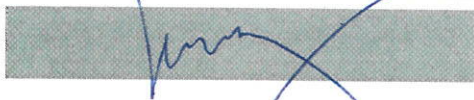
F-86-80, SDP-05-29, F-07-80, SDP-07-016, WP-15-131, ECP-15-017, S-17-004, SDP-19-038, F-18-016, SDP-20-033

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
16.144(g)	This Alternative Compliance requests relief from the requirement of a Preliminary Plan, as the Sketch plan was not a direct obligation, and was developed to introduce the project into the allocation process. Thus a Preliminary Plan is not 'necessary' to the process of creating a Site Development Plan for an existing parcel.

Section Reference No.	Brief Summary of Request

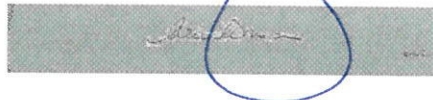
Signature of Property Owner:



Date:

 6/18/2020

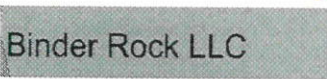
Signature of Petitioner Preparer:



Date:

 6-17-20

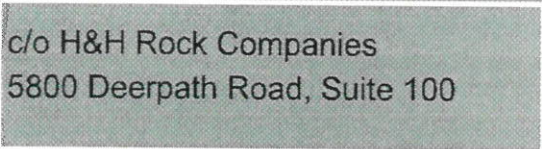
Name of Property Owner:

 Binder Rock LLC

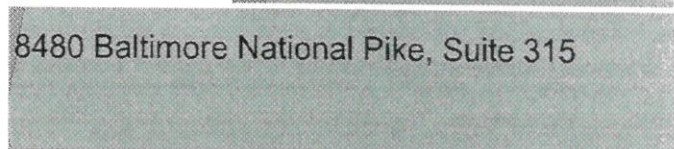
Name of Petition Preparer:

 Alice Miller

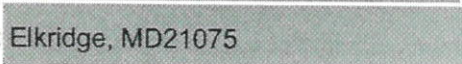
Address:

 c/o H&H Rock Companies
5800 Deerpath Road, Suite 100

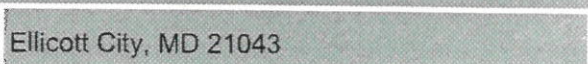
Address:

 8480 Baltimore National Pike, Suite 315

City, State, Zip:

 Elkridge, MD21075

City, State, Zip:

 Ellicott City, MD 21043

E-Mail:

 amnimal@aol.com

E-Mail:

 bei@bei-civilengineering.com

Phone No.:

 410-579-2442

Phone No.:

 410-465-6105

Contact Person:

 Mark Levy

Contact Person:

 Alice Miller

Owner's Authorization Attached