



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

February 3, 2022

Ray Rachuba
946 Marimich Court
Eldersburg, MD 21784

RE: WP-21-001 Woodcamp Farm- Lot 8

Dear Mr. Rachuba:

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 February 3, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.115(c)(2)** of the Subdivision and Land Development Regulations to construct a driveway crossing and a sewage force main within the 100-year floodplain.

A previous letter dated July 27, 2020 requested additional information and established a deadline date of September 10, 2020 to resubmit the requested materials. Due to an Executive Order, the deadline was extended to June 30, 2021. Mr. Charles Crocken requested another extension due to governmental actions and the deadline was extended to August 14, 2021. This deadline has passed with no further communication from the applicant.

The Department of Planning and Zoning finds that strict enforcement of Section 16.115(c)(2) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

1. In accordance with Section 16.104(b)(1), if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely

DocuSigned by:

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Anthony Cataldo, AICP, Chief

Division of Land Development

cc: Research
DLD - Julia Sauer
Real Estate Services
Charles R. Crocken Associates



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 26 acre residential lot address 17518 Woodcamp Road, Mt. Airy Md

Subdivision Name/Property Identification: Lot-8 Woodcamp Farm Tax Act. # 340833

Location of property: End of Woodcamp Rd. Mt. Airy, Md

Existing Use: Vacant w/ ex. Barn **Proposed Use:** Single Family residential dwelling

Tax Map: 0007 **Grid:** 07 **Parcel No:** 0489 **Election District:** Fourth

Zoning District: RC-DEO **Total site area:** 26.074 acres

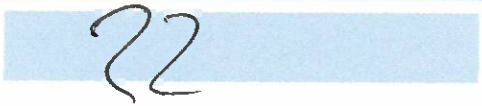
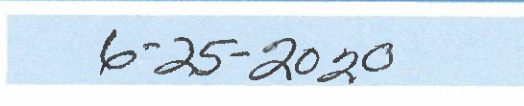
Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

The site is not subject to any prior zoning cases, special exceptions or alternative compliances. Property History, F-89-83, VP-80-81, F-81-17, SP-06-20, WP-09-24, WR-12-65, WP-12-159, WP-11-170, F-08-103 and F-08-149.

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 16.115(c)(2) prohibiting construction in 100Yr. Flood Plain	The alternative compliance is requested for approval to permit crossing the existing 100 Year Flood Plain Previously recored on Lot-8 with a proposed driveway for access from Woodcamp Rd. and a sewage force main from the proposed dwelling to the approved sewage disposal area shown on the attached site plan. For addition information see the attached justification.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date:  6-25-2020

Signature of Petitioner Preparer:  Date:  6/25/2020

Name of Property Owner:  L. Ray Rachuba Name of Petition Preparer:  Charles R. Crocken Assoc.

Address:  946 Marimich Court Address:  902 Lee Avenue

City, State, Zip:  Eldersburg, Md 21784 City, State, Zip:  Sykesville, Md 2184

E-Mail:  Ray@rachuba.com E-Mail:  crcngr2@comcast.net

Phone No.:  443-277-3139 Phone No.:  410-549-2708

Contact Person:  Ray Rachuba Contact Person:  Charles R. Crocken

Owner's Authorization Attached