



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

January 24, 2022

Kenneth Kruger
14132 Rover Mill Road
West Friendship, MD 21794

Sent via email to kmk19551@verizon.net

RE: WP-21-074 Kruger Property

Dear Mr. Kruger:

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 January 21, 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 16.147** of the Subdivision and Land Development Regulations to reconfigure the lot lines of two parcels via the adjoiner deed process, instead of by the subdivision plat process.

The Department of Planning and Zoning finds that strict enforcement of Section 16.147 would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was June 30, 2021. Additional information was not provided to the Department of Planning and Zoning prior to the deadline. Section 16.104(b)(1) states:

The developer has presented a petition demonstrating the desirability of waiver; 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 Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js
cc: Research
DLD - Julia Sauer
Robert Vogel, Vogel Engineering + Timmons Group (rob.vogel@timmons.com)



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: KRUGER PROPERTY

Subdivision Name/Property Identification: KRUGER PROPERTY

Location of property: FOVER MILL ROAD

Existing Use: RESIDENTIAL + VACANT Proposed Use: _____

Tax Map: 15 Grid: 7 Parcel No: 206+241 Election District: 3RD

Zoning District: RC-DEO Total site area: 11.11

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:

N/A

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
<u>16.147</u>	<u>FINAL SUBDIVISION PLAN AND FINAL PLAN</u>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Kenneth M Kruger* Date: *11/5/2020*

Signature of Petitioner Preparer: *[Signature]* Date: *12/30/20*

Name of Property Owner: *KENNETH KRUGER* Name of Petition Preparer: *Vogel Engineering + Timmons Group*

Address: *14132 ROVER MILL ROAD WEST FRIENDSHIP* Address: *3300 North Ridge Road - Suite 110*

City, State, Zip: *MARYLAND 21794* City, State, Zip: *Ellicott City, MD 21043*

E-Mail: *KMK19551@VERIZON.NET* E-Mail: *rob.vogel@timmons.com*

Phone No.: *410-340-9008* Phone No.: *410-461-7666*

Contact Person: *KENNETH KRUGER* Contact Person: *Robert H Vogel*

Owner's Authorization Attached