



# 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 31, 2022

Thomas Palacorolla  
Ameristar Homes  
7411 Ritchie Highway  
Glen Burnie, MD 21061

RE: WP-21-083, 12171 & 12177 Triadelphia Road

Dear Mr. Palacorolla:

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.

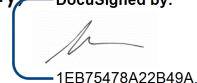
On January 22, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 147(a)** of the Subdivision and Land Development Regulations that states the final plat becomes the official record of the division of land, and no lot within the subdivision may be sold legally until a final plat has been approved and recorded by the Department of Planning and Zoning.

The Department of Planning and Zoning finds that strict enforcement of Section 16.104(b)(1) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

The applicant was advised that the April 3, 2021 deadline was extended to June 30, 2021 under the COVID-19 Executive Order. This deadline has passed with no further communication from the applicant. 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 Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely, DocuSigned by:



Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jw

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. *WP 21-083*  
 Date Filed *1/21/21*

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** 12171 & 12177 Triadelphia Road

**Subdivision Name/Property Identification:** Parcels 122 & 273; Tax map 16, Grid 19

**Location of property:** 12171 & 12177 Triadelphia Road

**Existing Use:** Vacant, farm land      **Proposed Use:** Single Family Home

**Tax Map:** 0016      **Grid:** 19      **Parcel No:** 122 & 273      **Election District:** 3RD

**Zoning District:** RR-DEO      **Total site area:** 1.15 +/- AC. Parcel 122 (0.59 ac); parcel 273 (0.56 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:**

The owner of the two parcels would like to sell their property to a home builder. Due to the irregular shape of the parcels and the size (acreage) of the parcels, there is not enough area to build a house and still comply with the zoning setbacks, well/septic requirements, stormwater management setback requirements, etc.,. Therefore, the owner would like to consolidate the two parcels into one parcel, using the adjoiner transfer deed process, to create a more functional lot in order to meet the necessary development criteria.

**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
16,147(a)	Final Subdivision Plan and Plat requirements to be waived and an adjoiner transfer deed to be allowed to consolidate the two parcels into one (1) parcel.



Section Reference No.	Brief Summary of Request

*Thomas A. Palacorolla* dotloop verified  
01/12/21 5:01 PM EST  
WOKZ-FJDN-DU1J-TQES

**Signature of Property Owner:**  **Date:** 01/12/2021

**Signature of Petitioner Preparer:** *Chris Malagari* **Date:** 1/19/21

**Name of Property Owner:** Thomas Palacorolla **Name of Petition Preparer:** Benchmark Engineering, Inc

**Address:** C/o Greg Rice  
Ameristar Homes, Inc  
7411 Ritchie Highway **Address:** 8480 Baltimore national Pike  
Suite 315

**City, State, Zip:** Glen Burnie, MD. 21061 **City, State, Zip:** Ellicott City, MD. 21043

**E-Mail:** greg@ameristarhomes.com **E-Mail:** cmalagari@bei-civilengineering.com

**Phone No.:** 410-984-5777 **Phone No.:** 410-465-6105

**Contact Person:** Greg Rice **Contact Person:** Chris Malagari

**Owner's Authorization Attached**