



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

November 19, 2021

Regina Robert-Knipp
7578 John Pickett Road
Woodbine, MD 21797

Sent via email to woodbinewoofpack@gmail.com

RE: WP-22-050, 755 Watersville Road
Virtual Meeting Request

Dear Ms. Robert-Knipp:

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 16.128(c)(1)** of the Subdivision and Land Development Regulations to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 Howard County State of Emergency.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.128(c)(1) would result in unwarranted hardship. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.

The Centers for Disease Control and Prevention (CDC) guidelines recommends limiting indoor gatherings. To allow the continuity of operations and essential functions related to construction, the Department of Planning and Zoning developed guidelines for conducting virtual meetings that must be met for approval of alternative compliance. This alternative process will allow applicants the same rights as others, to submit development plans, during a time when in-person events are restricted due to public health concerns.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.

The presubmission community meeting requirement is an administrative procedure required for most developments to begin the development process. Physical conditions of the property are not considered when applying the presubmission community meeting requirements. Therefore, this criterion does not apply.

3. The variance will not confer to the applicant a special privilege that would be denied to other applicants.

Alternative compliance to the physical meeting requirement will not confer a special privilege since it is the only means of conducting these meetings under CDC guidelines and will be needed for all applicants during this time. The pre-submission community will be held through virtual means and DPZ will require that guidelines be met to ensure that all necessary information is provided, and accommodations are made to assist people that may need assistance accessing technology.

4. The modification is not detrimental to the public health, safety or welfare, or injurious to other properties.

Conducting a virtual presubmission community meeting will comply with the CDC guidelines, allow for social distancing and the policies enacted to protect the public during the COVID-19 pandemic.

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

1. The petitioner must comply with the Department of Planning and Zoning's Virtual Presubmission Meeting Guidelines for applying and hosting a virtual public meeting (attached).

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 will remain valid as long as the Howard County State of Emergency is in effect.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

DocuSigned by:

Amy Gowan

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Amy Gowan, Director

Department of Planning and Zoning

AG/ac/js

cc: Research
DLD - Julia Sauer



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-22-058

Date Filed 11/16/21

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 111 acre corn / bean farm

Subdivision Name/Property Identification: 1001

Location of property: 755 Watersville Road Mount Airy, Md 21771

Existing Use: Farm with 2 pole insulated barns **Proposed Use:** One pole barn to be used for Dog Daycare and Boarding with 1 acre yard fenced

Tax Map: 0002 **Grid:** 0022 **Parcel No:** 0075 **Election District:** 5

Zoning District: RC-DEO **Total site area:** 111.3140 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:

This is currently a 111 acre corn and bean farm. It has 2 pole barns located on it. The one is 2400 square feet, climate controlled and insulated. I would like to make this the new location for Woodbine Woof Pack Dog Daycare and Boarding. There will be 1 acre of the yard fenced in for the dogs to play and they will also play in the pole barn. I have not submitted previous plans. The land will continue to farm corn and beans around this. I will only run this business in the rented area which is the pole barn and 1 acre fenced area.

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 16.128(c)(1)	Request to hold a virtual presubmission community meeting.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Edward K Harrison Date: 11-3-21

Signature of Petitioner Preparer: Regina Robert Knipp Date: 11-3-21

Name of Property Owner: Jeffrey & Edward Harrison Name of Petitioner Preparer: Regina Robert- Knipp

Address: 755 Watersville Road Address: 7578 John Pickett Rd.

City, State, Zip: Mount Airy, Maryland 21771 City, State, Zip: Woodbine, MD 21797

E-Mail: [Redacted] E-Mail: woodbinewoofpack@gmail.com

Phone No.: 410.596.1114 Phone No.: 410.404.4383

Contact Person: Edward Harrison Contact Person: Regina Robert Knipp

Owner's Authorization Attached