



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

September 14, 2022

Joseph J. Duff
8125 Washington Blvd
Jessup, MD 20794

RE: WP-22-086 LKQ Pick Your Part Salvage (Junk) Yard

Dear Mr. Duff:

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 September 14, 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)** and **Section 16.116(a)(2)(iv)** of the Subdivision and Land Development Regulations to construct a pollution control system within the 100-year floodplain and 50' stream bank buffer.

The Department of Planning and Zoning finds that strict enforcement of Sections 16.115(c) and 16.116(a)(2)(iv) 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 August 20, 2022. 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 Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

cc: Research
DLD - Julia Sauer
DPW- Mark Richmond
OCS- Josh Feldmark
Fisher, Collins & Carter, Inc.



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 6, 2022

Joseph J. Duff
8125 Washington Blvd
Jessup, MD 20794

RE: WP-22-086 LKQ Pick Your Part Salvage (Junk) Yard

Dear Mr. Duff:

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 and no action can be taken until the enclosed comments have been addressed and the following additional information is provided.

Copies of the exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division for distribution in the following manner:

Agency: DLD #Copies: 1 copy

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before August 20, 2022***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.


Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Please refer to the Department of Planning and Zoning website for current business processes during this time. Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

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

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

Attachments: DLD comments

cc: Research
DLD - Julia Sauer
Real Estate Services
Fisher, Collins & Carter, Inc.



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-27-086*
 Date Filed *2/14/22*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: The LKQ Pick Your Part Salvage (Junk) Yard
Subdivision Name/Property Identification: LKQ Pick Your Part
Location of property: 8125 Washington Boulevard, Jessup 20794
Existing Use: Salvage Yard **Proposed Use:** Salvage Yard
Tax Map: 43 **Grid:** 14 **Parcel No:** 352 **Election District:** Sixth
Zoning District: GE-CLI **Total site area:** 10.39

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:

NCU-17-004, SDP-18-037, NCU-19-047, WP-20-048, & ECP-21-052

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.

Section Reference No.	Brief Summary of Request
16.115(c)	Prohibitions on Use of Floodplain Land:
16.116(a)(2)(iv)	Fifty feet of a perennial stream bank in nonresidential zoning districts.

Signature of Property Owner: *Joseph J Duff* Date: 2/8/22

Signature of Petitioner Preparer: *Frank Manalansan II* Date: 2/11/22

Name of Property Owner: Joseph J. Duff Name of Petition Preparer: Fisher Collins, and Carter Inc.

Address: 8125 Washington Boulevard Address: 10272 Baltimore National Pike

City, State, Zip: Jessup, Maryland 20794 City, State, Zip: Ellicott City, MD 21042

E-Mail: kmkeebler@lkqcorp.com E-Mail: frankm@fcc-eng.com

Phone No.: 1-813-210-4435 Phone No.: 410-461-2855

Contact Person: Kent Keebler Contact Person: Frank Manalansan II, L.S.

Owner's Authorization Attached