



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

April 27, 2022

Pines at Dickinson Condominiums
c/o Nagle & Zaller, P.C.
attn: John Tsikerdanos
7226 Lee DeForest Drive, Suite 102
Columbia MD 21046

RE: **WP-22-101 The Pines at Dickinson Condominium**
Village of Kings Contrivance

Dear Mr. Tsikerdanos:

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 April 25, 2022 and pursuant to Section 16.116(d), the Director of the Department of Planning and Zoning, Director of the Department of Public Works and Administrator of the Office of Community Sustainability considered and **approved** your request for alternative compliance with respect to **Section 16.116(a)(2)(iii)** of the Subdivision and Land Development Regulations to replace an old timber retaining wall that is within the 100-foot stream bank buffer of an existing tributary stream.

Please see the attached Final Decision Action Report for more information.

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/or grading/building permits. This alternative compliance approval will remain valid for one year from the date of this letter.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief

Division of Land Development

AC/dj

cc: Research
DLD - Julia Sauer
Zoning – Annette Merson
DILP – Permit Review
DPW – Mark Richmond
Triad Engineering – Brendan Bishop



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-22-101
 Date Filed 3/18/22
 3/21/22

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Retaining wall failure.

Subdivision Name/Property Identification: Pines at Dickinson Condominium

Location of property: 7593 Weather Worn Way

Existing Use: Residential Condominium **Proposed Use:** Residential Condominium

Tax Map: 0042 **Grid:** 0014 **Parcel No:** 0472 **Election District:** 16

Zoning District: NT - New Town **Total site area:** Site=18Ac. LOD=9,988 SF

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 between Phase III and Phase XIII of the Pines at Dickinson Condominium Columbia, Md. The failing retaining wall is supporting the Phase XIII structure on that side of the stream. This is an old timber retaining wall and due to down cut erosion in the channel next to the wall it has been undermined by the flow and created a void behind the wall placing the wall in a position for complete failure. The failure would affect the access to the end condo unit and potential structural damage. Also this failure could cause a blockage of the channel and cause potential flooding issues if during a storm event.

SDP-82-0510; RE-APPLICATION OF WP-22-002

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 16.116(a) (2) (iii) of the Subdivision and Land Development regulations	The existing timber retaining wall next to the perennial stream channel has been undermined by erosion in the channel causing an unsafe situation. Adjacent and above the wall is the condominium two-story structure the wall provides stability for. If not repaired loss of access to the condo and potential structural failure could occur. We propose to eliminate the retaining wall and permanently fix by placing a new counter sunk metal boxculvert in the channel to maintain the natural stream bottom and provide stability for the condo structure.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

[Handwritten Signature]
Agent for Condominium

Date:

March 14, 2022

Signature of Petitioner Preparer:

Date:

Name of Property Owner:

Pines at Dickinson
Condominiums

Name of Petition Preparer:

Address:

Nagle & Zaller, P.C.-Attorneys at Law
7226 Lee DeForest Drive Suite 102

Address:

City, State, Zip:

Columbia, MD 21046

City, State, Zip:

E-Mail:

John Tsikerdanos <john@naglezaller.com>

E-Mail:

Phone No.:

410-740-8100 ex 129

Phone No.:

Contact Person:

John Tsikerdanos

Contact Person:

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request