



# 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

May 24, 2022

Blue Water Properties  
Attn: Jimmy Harris  
P.O. Box 8596  
Elkridge, MD 21075

RE: WP-22-115, Standafer Property  
Lot 2

Dear Mr. Harris:

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 May 24, 2022 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 16.156(o)(1)(i) and Section 16.156(o)(2) of the Subdivision and Land Development Regulations subject to the following conditions:

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

1. The petitioner must apply to the Department of Inspections Licenses and Permits for building permits to initiate construction on the site within 90-days from the approval of this alternative compliance petition on or before August 22, 2022. The Department of Planning and Zoning will not grant any further extensions to this SDP beyond this date.

Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

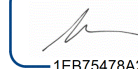
The purpose of this alternative compliance petition is to reactivate an expired site development plan (SDP) and to grant the petitioner one year to apply for a permit to initiate construction onsite as authorized on the previously approved SDP redline revision. The signed SDP was extensively reviewed by the Subdivision Review Committee and determined to be in compliance with the Land Development Regulations however, the SDP expired because a building permit was not applied for within the allotted timeframe. This SDP remains in compliance with the technical requirements of the regulations. No modifications to the SDP or stormwater management design is proposed. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new site development plan that substantially matches the one already signed causing an unreasonable hardship. Granting the Alternative Compliance request does not relax any technical requirements and approval of this alternative compliance promotes efficiency of the plan review process.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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:



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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jw

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Annette Merson



**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-22-115

Date Filed 5/2/22

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Standafer Property, Lot 2

**Subdivision Name/Property Identification:** Standafer Property, Lot 2

**Location of property:** 9832 Owen Brown Road

**Existing Use:** vacant      **Proposed Use:** residential SFD

**Tax Map:** 36      **Grid:** 8      **Parcel No:** 175      **Election District:** Fifth

**Zoning District:** R-20      **Total site area:** 0.55 acres

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:

F-08-048, plat #20444, ECP-17-007, SDP-17-003

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   |
|-----------------------|--|
| 16.156(o)(1)(i)       | reactivate SDP-17-003 since one year has passed from time of signature and a permit has not been applied for |
|                       |  |



| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
|                       |                          |
|                       |                          |
|                       |                          |

Signature of Property Owner:  Date: 4/29/22

Signature of Petitioner Preparer:  Date: 4/29/22

Name of Property Owner: Blue Water Properties, Inc. Name of Petition Preparer: 

Address: PO Box 8596 Address: 

City, State, Zip: Elkridge, MD 21075 City, State, Zip: 

E-Mail: admin@bwpmc.com E-Mail: 

Phone No.: 410-796-5410 Phone No.: 

Contact Person: Jimmy Harris Contact Person: 

Owner's Authorization Attached