



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

August 24, 2022

Ralph Lunman
3776 Plum Hill Court
Ellicott City, MD 21042

RE: WP-23-009, 3776 Plum Hill Court

Dear Mr. Lunman:

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 August 24, 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 enclose an existing 2 story porch. 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 building permits. This alternative compliance approval will remain as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

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

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief

Division of Land Development

AC/jw

cc: Research
DLD - Julia Sauer
Real Estate Services



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

ALTERNATIVE COMPLIANCE FINAL DECISION ACTION REPORT

DEPARTMENT OF PLANNING AND ZONING
DEPARTMENT OF PUBLIC WORKS
OFFICE OF COMMUNITY SUSTAINABILITY

RE: **WP-23-009, 3779 Plum Hill**
Request for an alternative compliance to Section 16.116(a)(2)(iii) of the Subdivision and Land Development Regulations.

Applicant: Ralph Lunman
3776 Plum Hill Court
Ellicott City, MD 21042

Pursuant to Section 16.116(d), the Director of the Department of Planning Zoning, Director of the Department of Public Works and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for an alternative compliance with respect to **Section 16.116(a)(2)(iii)** of the Subdivision and Land Development Regulations. The purpose is to enclose an existing 2 story roofed porch. The Directors deliberated the application in a meeting on August 24, 2022.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in unreasonable hardship or practical difficulty. This determination is made with consideration of the alternative compliance application and the seven (7) items the applicant was required to address, pursuant to Section 16.104(a)(1) and Section 16.116(d):

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

A perennial stream (Plum Tree Branch) is located in the rear of the property. The 100-foot stream bank buffer covers most of the property, including the dwelling and the entire rear yard. The stream runs through the rear of the lots throughout the Dunloggin Subdivision and most have existing rear porches or decks within the buffer. The applicant is proposing to enclose the space under the existing rear porch, which is currently a screened in brick patio. The proposed enclosure is approximately 55 feet from the stream bank and there are no changes to the existing perimeter of the roof, house and porch. Strict conformance with this requirement would deprive the applicant of rights commonly enjoyed by others in this neighborhood and within Howard County.

2. The 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 lot was created in 1973 before stream bank buffers were regulated by the Howard County Subdivision and Land Development Regulations; therefore, no stream bank buffer is shown on the recorded plat. This creates a practical difficulty in complying with the regulations since the lot was created and the house was constructed prior to being subject to the stream bank buffer regulations.

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

Approval of this alternative compliance would not confer the applicant a special privilege that would be denied to other applicants. The neighboring properties are similarly affected by the 100-foot stream bank buffer and have constructed porches and /or decks. The area is already disturbed and improved with a screened in brick patio.

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

The approval of this alternative compliance is not detrimental to the public health, safety or welfare, or injurious to other properties. The disturbance is minimal and limited to the installation of footers and walls and will not change the grade of the existing property.

5. Any area of disturbance is returned to its natural condition to the greatest extent possible.

Approval of the alternative compliance is to permit minimal disturbance to install footers and walls to enclose the existing porch. The applicant is not permitted to grade the property or remove vegetative cover. All disturbed areas will be seeded after construction.

6. Mitigation is provided to minimize adverse impacts to water quality and fish, wildlife, and vegetative habitat.

The only proposed disturbance is to install the footers and walls for the enclosure. The construction will not result in grading or removal of vegetation and any disturbance will be seeded after construction and returned to planted lawn.

7. Grading, removal of vegetative cover and trees, or construction shall only be the minimum necessary to afford relief and to the extent required to accommodate the necessary improvements.

The enclosure of the screened porch will not require removal of vegetation or trees. The disturbance required for construction is minimal and will not require a grading permit.

Directors Action: Approval of alternative compliance of Section 16.116(a)(2)(iii) is subject to the following conditions:

1. The proposed improvements shall be constructed as shown on the alternative compliance exhibit. In no event should the improvements exceed the 12' x 24' dimension described and shown on the alternative compliance exhibit.
2. No grading or removal of vegetative cover or trees is permitted within the 100-foot stream bank buffer. Disturbance is limited to that necessary to install footings and walls to enclose the already existing screened porch. All disturbed areas shall be seeded after construction is complete.
3. The applicant shall comply with all building permit requirements from the Department of Inspections, Licenses and Permits.

DocuSigned by:

Amy Gowan

5B4D5DD9470C4D4...

Amy Gowan, Director
Department of Planning and Zoning

DocuSigned by:

Thomas Meunier

977E1202E3D14B4...

Thomas Meunier, Director
Department of Public Works

DocuSigned by:

Joshua Feldmark

3241B074613F4B7...

Joshua Feldmark, Administrator
Office of Community Sustainability

cc: Research
OCS, Joshua Feldmark
DPW, Thomas Meunier

Certificate Of Completion

Envelope Id: C1FD364F462C4E16B1B1D69C5BFE0AAC	Status: Completed
Subject: Please DocuSign: WP-23-009 approval.ltr.docx, WP-23-009 DAR.ltr.docx.pdf	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Disabled	Envelope Originator:
Envelope Stamping: Disabled	Anthony Cataldo
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	Ellicott City, MD 21043
	acataldo@howardcountymd.gov
	IP Address: 76.100.195.231

Record Tracking

Status: Original	Holder: Anthony Cataldo	Location: DocuSign
8/24/2022 7:36:38 PM	acataldo@howardcountymd.gov	

Signer Events

Anthony Cataldo
 acataldo@howardcountymd.gov
 Division Chief
 Howard County Government
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 1EB75478A22B49A...
 Signature Adoption: Uploaded Signature Image
 Using IP Address: 76.100.195.231

Timestamp

Sent: 8/24/2022 7:36:59 PM
 Viewed: 8/24/2022 7:37:06 PM
 Signed: 8/24/2022 7:37:15 PM
 Freeform Signing

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	8/24/2022 7:36:59 PM
Certified Delivered	Security Checked	8/24/2022 7:37:06 PM
Signing Complete	Security Checked	8/24/2022 7:37:15 PM
Completed	Security Checked	8/24/2022 7:37:15 PM

Payment Events

Status

Timestamps



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:

File No.

Date Filed

WP-23-009

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Residential home, approx. 1976. in

Subdivision Name/Property Identification: Dunnloggin II, Section 7 Area 2, Lot 23 A & B

Location of property: 3776 Plum Hill Ct, Howard County, MD 21042

Existing Use: Primary residence **Proposed Use:** Primary residence

Tax Map: 0024 **Grid:** 0016 **Parcel No:** 1108 **Election District:** 09B

Zoning District: R-20 **Total site area:** 288 sq. ft.

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:

Current submission, B22002432.

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
16.116.a.2.iii	Enclose bottom level of existing, roofed, 2 story porch, within the 100' stream buffer.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: [Redacted] **Date:** [Redacted]

Signature of Petitioner Preparer: [Redacted] **Date:** [Redacted]

Name of Property Owner: Ralph M. Luman IV **Name of Petition Preparer:** same

Address: 3776 Plum Hill Ct **Address:** same

City, State, Zip: Ellicott City, MD 21042 **City, State, Zip:** [Redacted]

E-Mail: SLuman@Verizon.net **E-Mail:** [Redacted]

Phone No.: 410-935-6350 **Phone No.:** [Redacted]

Contact Person: Ralph Luman **Contact Person:** [Redacted]

Owner's Authorization Attached