



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 28, 2022

Mike Mosman
7614 Sweet Hours Way
Columbia, MD 21046
Sent via email to: mikemosman@aol.com

RE: WP-23-042: La Isla, Lot 5 (6626 Corina Court)

Dear Mr. Mosman:

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 November 28, 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 16.155(a)(2)(ii)** of the Subdivision and Land Development Regulations to use the alternative compliance exhibit as a substitute to the site development plan process.


The Department of Planning and Zoning finds that strict enforcement of Section 16.155(a)(2)(ii) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

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

The regulations require the applicant to process a site development plan (SDP) for new residential development of single-family detached residential lots within the planned service area for both public water and sewer. The applicant has requested to process an alternative compliance application to construct a new house on an unimproved residential lot because it may take less time to process than the required SDP. The justification provided by the applicant is based on the SDP processing time, which generally does not meet the standard of practical difficulty or unreasonable hardship. DPZ staff believes a single lot SDP can be processed in a reasonable timeframe and the appropriate action is to apply the regulations to process an SDP for review as would be standard practice for other projects within the planned service area.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js
cc: Research
DLD - Julia Sauer
Sill Engineering Group



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Corina Court Property

Subdivision Name/Property Identification: La Isla - Lot 5

Location of property: 6626 Corina Court, Columbia MD 21044

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

Tax Map: 35 **Grid:** 23 **Parcel No:** 113 **Election District:** 5

Zoning District: R-20 **Total site area:** 3.009 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:

ECP-22-018

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
16.155(a)(2)(ii)	Sill Engineering Group, LLC is presenting an Alternative Compliance request to present a viable alternative to Section 16.155(a)(2)(ii) of the Howard County Subdivision and Land Development Regulations which would require approval of a Site Development Plan for the proposed development.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Michael J Mosman* Date: *5 OCT 2022*

Signature of Petitioner Preparer: *Taylor Bielski* Date: _____

Name of Property Owner: *Mike Mosman* Name of Petition Preparer: *Taylor Bielski*

Address: *7614 Sweet Hours Way* Address: *16005 Frederick Road*

City, State, Zip: *Columbia, MD 21046* City, State, Zip: *Woodbine, MD 21797*

E-Mail: *mikemosman@aol.com* E-Mail: *taylor@sillengineering.com*

Phone No.: *410-336-0803* Phone No.: *443-325-5076*

Contact Person: *Mike Mosman* Contact Person: *Taylor Bielski*

Owner's Authorization Attached