



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

January 19, 2023

Dedra & Jonathan Harris
5000 Ilchester Road
Ellicott City, MD 21043

RE: WP-23-060, Harris Property

Dear Mr. & Mrs. 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 January 17, 2023, 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 16.144(p) & (q)** of the Subdivision and Land Development Regulations to request a 60-day extension to developer's agreements and a 90-day extension to submit the original final plat.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) & (q) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

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

A technically complete letter for F-20-065, Harris Property was issued on August 24, 2022. The applicant had a deadline date of December 22, 2022, to complete the developer's agreement, but was unable to meet that deadline. The title company that completed the report did not have an attorney on staff and the applicant was not made aware of this in a timely manner. The applicant has contracted a new title company to prepare the required documents to submit to Real Estate Services and is requesting an additional 60 days for completion of the developer's agreement and submission of the plat originals. The requested extension has no regulatory changes that would impact the development. All SRC agencies have previously reviewed and approved. Strict conformance with the regulations would require the submission of a new final plan which would match the current review creating an unreasonable hardship. Approval of this alternative compliance promotes efficiency of the plan review process.

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

1. Completion of the developers' agreements and payment of fees for F-20-065 within 60 days from the date of alternative compliance approval (on or before March 20, 2023.)
2. Submission of the original Final Plat to the Division of Land Development for signature approval and recordation within 90 days of the date of alternative compliance approval (on or before April 19, 2023).
3. Please provide a general note regarding this alternative compliance stating the section, date approved and conditions of approval.

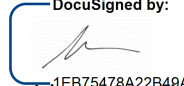
4. Compliance with all SRC comments for F-20-065, Harris Property.

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 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.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jw

cc: Research
DLD - Julia Sauer
Real Estate Services
KCI



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

ALTERNATIVE COMPLIANCE APPLICATION

Site Description:	Harris Property		
Subdivision Name/Property Identification:	Resubdivision of Lot 3, Lowe Property, Plat #18023		
Location of property:	5000 Ilchester Rd, Ellicott City, MD 21043		
Existing Use:	Residential	Proposed Use:	Residential
Tax Map:	31	Grid:	10
		Parcel No:	153
		Election District:	1st
Zoning District:	R-20	Total site area:	1.0 ac

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-20-014
 F-20-065

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 16.144(p)	We are requesting an extension for the submission of the developer's agreement, sureties, and payment of associated fees. See attached justification letter for more information.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  **Date:** 12/16/2022

Signature of Petitioner Preparer:  **Date:** 12/15/2022

Name of Property Owner: Jonathan Harris **Name of Petition Preparer:** Nicholas Barrick

Address: 5000 Ilchester Road **Address:** 11830 West Market Place Suite F

City, State, Zip: Ellicott City, MD 21043 **City, State, Zip:** Fulton, MD 20759

E-Mail: jharris@1ststeponline.com **E-Mail:** nicholas.barrick@kci.com

Phone No.: 240-731-6515 **Phone No.:** 301-882-9530

Contact Person: Jonathan Harris **Contact Person:** Aaron Campbell

Owner's Authorization Attached