



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

March 6, 2023

Potomac Energy Holdings
attn: Jason Belt
PO Box 2810
La Plata MD 20646

RE: WP-23-073 Dash-In #1832 (SDP-23-007)

Dear Mr. Belt:

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 March 6, 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 16.156(g)(2)** of the Subdivision and Land Development Regulations to extend the 45-day deadline of February 3, 2023, to resubmit a site development plan (SDP-23-007) for the Dash-In convenience store and fueling station.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) 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):

The purpose of this alternative compliance petition is to grant the applicant 30 days to address staff comments that are related to off-site improvements in accordance with the Howard County Pedestrian Master Plan and the Route 40 Design Manual. The applicant has stated that the standard 45-day resubmission of the SDP does not allow for adequate time to finalize staff comments and to incorporate additional design requests into the subject site plan drawings. A practical difficulty would result from strict compliance with the Regulations as the applicant would not be able to fully satisfy staff comments related to the off-site improvements within the 45-day period. Approval of the alternative compliance promotes efficiency of the plan review process.

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

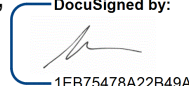
1. The applicant must resubmit SDP-23-007 for review and comment within 30 days from the original February 3, 2023, due date (on or before March 5, 2023).
2. Provide a note on SDP-23-007 that references this alternative compliance petition approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the site development plan. This alternative compliance approval will remain valid for the time-period specified in the conditions of approval.

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
Bohler Engineering
SDP-23-007



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-23-073**
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Dash In Store #1832 SDP-23-007
Subdivision Name/Property Identification: Shell Oil Company Parcel A
Location of property: 9075 Baltimore National Pike (US Route 40)
Existing Use: Convenience Store with Motor Vehicle Fueling Station **Proposed Use:** Convenience Store with Motor Vehicle Fueling Station
Tax Map: 24 **Grid:** 5 **Parcel No:** 112 **Election District:** 2nd
Zoning District: B-2 **Total site area:** 1.71 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:

SDP-73-056, SDP-73-062, SDP-84-051, SDP-91-102, F-91-158, WP-91-185, BA-90-13E, ECP-22-032, BA-22-001C&V

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.

Section Reference No.	Brief Summary of Request
16.156(g)(2)	Requesting approval for a 30-day extension to the revised plan submission deadline to adequately analyze the requests received by the County and ultimately make the necessary plan and computational updates to resubmit.

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

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

Name of Property Owner: Potomac Energy Holdings, Name of Petition Preparer: Bohler Engineering

Address: PO Box 2810 **Address:** 901 Dulaney Valley Road, Suite 801

City, State, Zip: La Plata, MD 20646 **City, State, Zip:** Towson, MD 21204

E-Mail: jbelt@willsgroup.com **E-Mail:** jbass@bohlereng.com

Phone No.: (240) 320-6448 **Phone No.:** (410) 821-7900

Contact Person: Jason Belt **Contact Person:** Jen Bass

Owner's Authorization Attached

Department of **Planning & Zoning**

HOWARD COUNTY MARYLAND GOVERNMENT

3430 Court House Drive, Ellicott City, Maryland 21043 410-313-2350

www.howardcountymd.gov

FAX: 410-313-3467

TDD: 410-313-2323

Certification of Applicant

Advisory Comment – In accordance with Section 16.1103 of Subtitle 11, “Adequate Public Facilities Ordinance” (APFO), all residential subdivisions or site development plans (if subdivision is not required) are required to pass the tests for adequate public school facilities as a condition of approval, except those listed as exemptions under Section 16.1107.

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. ***If the applicant is the owner’s agent, written documentation from the property owner granting that authority is required.**

Jason Belt
(Signature of Property Owner/Agent)*

Jason Belt
(Print Name of Owner/Agent)

10/7/22
(Date)

jbelt@willsgroup.com
(Property Owner’s Email Address)

102 Centennial St, Suite 100, La Plata
(Property Owner’s Address)

Maryland 20646
(State and Zip Code)

NA
(Property Owner’s Fax Number)*