



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

January 4, 2024

Melinda Alvarado  
12031 Scaggsville Road  
Fulton, MD 20759

RE: WP-24-051, 12031 Scaggsville Road

Dear Ms. Alvarado:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** after a decision from the Hearing Authority has been issued for the required variance(s), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition. Refer to the attached comments from the Division of Land Development.

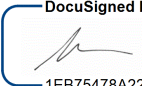
Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

**In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at [ebuschman@howardcountymd.gov](mailto:ebuschman@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/eb

Attachments: DLD comments, Health comments, DED comments

cc: Research  
DLD - Julia Sauer  
Real Estate Services



**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-24-051*  
 Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** 12031 scaggsville rd Fulton, MD 20759

**Subdivision Name/Property Identification:** a-a

**Location of property:** 12031 scaggsville rd fulton md, 20759

**Existing Use:** Garage      **Proposed Use:** Garage

**Tax Map:** 41      **Grid:** 19      **Parcel No:** 315      **Election District:** 5th

**Zoning District:** ri-deo      **Total site area:** 3.08 acre

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:

Permit number #B23001060 placed on hold.

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.1	Grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within 25' of a wetland
16.116.a.2.i	Grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within 50' of an intermittent stream bank.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Melida Alvarado Date: 11/20/2023

Signature of Petitioner Preparer: Melida Alvarado Date: 11/20/2023

Name of Property Owner: Melida Alvarado Name of Petition Preparer: Melida Alvarado

Address: 12031 scaggsville rd Address: 12031 scaggsville rd

City, State, Zip: Fulton, MD 20759 City, State, Zip: Fulton, MD 20759

E-Mail: alvaradolls@hotmail.com E-Mail: alvaradolls@hotmail.com

Phone No.: 3014661098 Phone No.: 3014661098

Contact Person: 3014661098 Contact Person: 3014661098

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request
Justification	The inspector came to the property and he determined the garage was constructed within the 25' wetland buffer and 50' intermittent stream buffer. There was an existing garage prior to moving in my only intentions were to modify the garage not to cause any disturbance. I am open to repair any harm and any rules placed i will follow.