



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

March 25, 2024

Scott Harbinson
9055 Meadowvale Court
Ellicott City, MD 21042

RE: WP-24-077 MacAlpine Road Property

Dear Mr. Harbinson:

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 25, 2024 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(o)(1)(i) & (2)** of the Subdivision and Land Development Regulations to reactivate the expired Site Development Plan, SDP-22-023, in order to apply for building permits to construct a single family detached dwelling unit on the undeveloped Lot 32.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(o)(1)(i) & (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):

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

The purpose of this alternative compliance petition is to reactivate an expired site development plan (SDP-22-023) in order to process a redline revision and to grant the petitioner additional time to apply for building permits for construction on Lot 32 as authorized by the previously approved SDP. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new site development plan that would substantially match the one already signed. By strictly adhering to the regulations, all plans would be considered void, and the owner would need to start the plan review and approval process again. This would require the submission of a new application and plans that match the current approved plans. All previous plans have been extensively reviewed by planning staff and have been granted technically complete approval and have received signatures. Since the modifications needed to the approved SDP in order to move forward with the current home are minor in nature and can be completed through the redline revision process, requiring the petitioner to restart the approval process would result in an unreasonable hardship. Approval of this alternative compliance promotes efficiency in the plan review process.

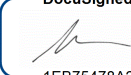
Approval of this Alternative Compliance is subject to the following conditions:

- 1. The SDP-22-023 is reactivated for one (1) year from the approval date of this Alternative Compliance Petition. All building permits need to be applied for by March 19, 2025.**
- 2. Stormwater management shall be reanalyzed for any change of design and/or addition of impervious area.**

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 this requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jason Lenker at (410) 313-2350 or email at jlenker@howardcountymd.gov.

Sincerely,

DocuSigned by:


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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services
MBA
Tim Burkard – tim@burkardhomes.com



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-24-077

Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Vacant Lot

Subdivision Name/Property Identification: Lot 32 of Macalpine Subdivision

Location of property: 3649 Macalpine Road

Existing Use: Vacant **Proposed Use:** SFD

Tax Map: 24 **Grid:** 8 **Parcel No.:** 216 **Election District:** 2nd

Zoning District: R-20 **Total site area:** 0.461 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:

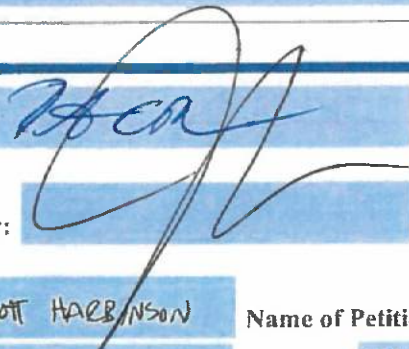
ECP-20-046, F-22-067, SDP-22-023

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
15.156(O)(1)(i)	the applicant seeks approval to waive the building permit application time limit of one year from the SDP signature approval
16-156 (o)(2)	the applicant seeks approval to waive the requirement to submit a new site development plan

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date:

2/26/24

Signature of Petitioner Preparer:

Date:

2/26/24

Name of Property Owner:

SCOTT HARBINSON

Name of Petitioner Preparer:

Mildenberg, Boender & Assoc

Address:

9055 MEADOWVALE CT
E

Address:

8318 Forrest Street, Ste 300

City, State, Zip:

ELLCOTT CITY, MD 21042

City, State, Zip:

Ellicott City, MD 21043

E-Mail:

TIM@BURKARDHOMES.COM

E-Mail:

contact@mba-eng.com

Phone No.:

240.375.1052

Phone No.:

410-997-0296

Contact Person:

TIM BURKARD

Contact Person:

Samer Alomer



Owner's Authorization Attached