



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

May 16, 2024

Munoz LLC
2910 Waterview Avenue
Baltimore, MD 21230

RE: WP-24-080, 15904 Frederick Road

Dear Applicant:

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.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1) 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):

Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the establishment of residential use and office use in an existing historic house in Lisbon. The proposed plan does not include major site updates aside from the 2,280 square foot LOD associated with the creation of the necessary parking to support the proposed use. The proposed disturbances will not significantly affect the grading, vegetation, and overall layout of the existing site. Requiring a Site Development plan would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for the proposed permitting and limited construction. Approval of the alternative compliance promotes efficiency of the plan review process.

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

1. An alternative compliance plan exhibit shall serve as the substitute for a site development plan. This alternative compliance approval does not authorize any grading or new structures on the subject site beyond the extents shown on the exhibit. Any additional development on the property may require submission of a formal site development plan in compliance with the processing requirements of the Subdivision and Land Development Regulations. Landscaping requirements will need to be addressed with the site exhibit plan and notes.
2. The project is exempt from forest conservation per Section 16.1202(b)(1)(i). A note should be added to the exhibit noting this exemption. It should be noted that any expansion of, or resubdivision of the existing property may generate a Forest Conservation requirement to be addressed.
3. There shall be no outside storage of materials attributed to the business on the property.
4. The applicant shall contact the Resource Conservation Division in The Howard County Department of Planning and Zoning to complete the necessary Howard County Historic Preservation Commission processes prior to submission of the originals for signature of the alternative compliance exhibit. Per Section 16.603A of the

County Code, “prior to the initial submittal of an application for subdivision or site development plan approval on a site...that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.”

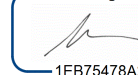
5. A note shall be added to the alternative compliance exhibit referencing the existing house that is on the Historic Sites Inventory as HO-492 Harris House and notes referencing the Historic Preservation Commission case date, details, and findings.
6. Residential space is a use permitted by right in the B-1 Zoning District provided that it is limited to one square foot of residential space for each square foot of commercial space and must be located within the same structure, per Section 118.0.B.39 of the Zoning Regulations.
7. The project must meet the bulk regulations for Lisbon as listed in Section 128.0.7 of the Zoning Regulations for any improvements on the site. Reference this section on the alternative compliance exhibit.
8. The applicant shall coordinate with the Howard County Health Department to complete the necessary perc testing and the associated exhibit will need to be reviewed and approved by the Howard County Health Department. Approval from the Health Department will also be required for the residential and office use.
9. The submission of a mylar original of the alternative compliance plan exhibit shall be submitted to the Department of Planning Zoning for signatures within 60 days completing the required HPC process. A signature block should be included on the plan sheets.
10. The site exhibit must address the attached comments from DLD and Agencies in PDox.
11. A general note shall be added to all future plans for this site noting this alternative compliance request, its decision and completion date, and any conditions imposed with the decision.

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief

Division of Land Development

AC/NH

cc: Research
DLD - Julia Sauer
Real Estate Services
Daniel Quroz
Nicole Munoz



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-24-080*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 15904 Frederick Rd, Lisbon MD 21765

Subdivision Name/Property Identification: Tax ID

Location of property: 15904 Frederick Rd, Lisbon MD 21765

Existing Use: Commercial Proposed Use: Commercial/Residential

Tax Map: 1404309022 Grid: 0012 Parcel No: 245 Election District:

Zoning District: B1 Total site area: 30928 SQFT

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:

N/A

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)(1)	Alternative compliance to site development plan. <i>Establish office and residential use.</i>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: 

Date: 03/03/2024

Signature of Petitioner Preparer: 

Date: 03/03/2024

Name of Property Owner: Munoz LLC/R&D Tires Inc.

Name of Petition Preparer: Daniel Quiroz

Address: 2910 Waterview Ave

Address: 13814 Beaujolais Ct

City, State, Zip: Baltimore MD 21230

City, State, Zip: Chantilly VA 20151

E-Mail: dieselandtires@gmail.com

E-Mail: danielquiroz76@gmail.com

Phone No.: 571-278-3918

Phone No.: 571-278-3918

Contact Person: Daniel Quiroz

Contact Person: Daniel Quiroz

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request