



**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 24-113**  
 Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

The proposed site is in Howard County, Maryland which is located approximately 1,000' west from the intersection of Route 32 and Linden Church Road in Clarksville, Maryland, which is known as 12945 & 12965 Linden Church Road and recorded in the Howard County Land Records as deed liber 15733 folio 00309 and liber 20224, folio 00294 which consisted approximately 438,766 SF (10.07 ac) of a wooded area with several scattered trees with underbrush and vegetation, and lawn areas within the project. The site contains an existing single family residential dwelling which is being accessed by an existing paved driveway from the public right-of-way along Linden Church Road. The site is being currently served by an existing private sewage disposal system and private well. The property is currently zoned RR-BEO (Rural Residential).

**Site Description:**

**Subdivision Name/Property Identification:** Final Plan #F-23-055 - Flack Property

**Location of property:** 12945 & 12965 Linden Church Road

**Existing Use:** Residential      **Proposed Use:** Residential

**Tax Map:** 0026      **Grid:** 0016      **Parcel No:** 0146 & 0155      **Election District:** 5th

**Zoning District:** RR-BEO      **Total site area:** 438,766 SF / 10.07 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-22-076 - Environmental Concept Plan showing a three lot subdivision and retaining the existing dwelling on Lot 1, with Lot 2 and Lot 3 containing new proposed dwelling and associated improvements. The Environmental Concept Plan originals were signed on July 10, 2023.

A revised plans letter for F-23-055 (Flack Property) was issued to the development team on December 4, 2023, which outlined a resubmission date of January 16, 2024, to address comments issued. The development team did not meet this deadline and is requesting the reactivation of the plan in order to continue review with the County SRC agencies. The development team is requesting additional time to finalize discussions with the owner, and county agencies to rectify the remaining issues for resubmission for county review. The requested extension will have no negative impacts on the site design and there have been no regulatory changes that would impact on the development. All SRC agencies have previously reviewed and will continue to review the revised submission for compliance. Strict conformance with the regulations would require the submission of a new final plan which would match the current plan in review. Approval of this alternative compliance promotes efficiency of the plan review process.

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
16.144(r)(3)	A revised plans letter for F-23-055 (Flack Property) was issued to the development team on December 4, 2023, which outlined a resubmission date of January 16, 2024, to address comments issued. The development team did not meet this deadline and is requesting the reactivation of the plan in order to continue review with the County SRC agencies. The development team is requesting additional time to finalize discussions with the owner, and county agencies to rectify the remaining issues for resubmission for county review. The requested extension will have no negative impacts on the site design and there have been no regulatory changes that would impact on the development. All SRC agencies have previously reviewed and will continue to review the revised submission for compliance. Strict conformance with the regulations would require the submission of a new final plan which would match the current plan in review. Approval of this alternative compliance promotes efficiency of the plan review process.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

*Robert A. Flack*

Date:

6/13/24

Signature of Petitioner Preparer:

*Daniel M. Blevins*

Date:

6/13/24

Name of Property Owner:

Robert A. Flack

Name of Petition Preparer:

Development & Design Solutions, LLC

Address:

12945 Linden Church Road

Address:

3202 Acton Road

City, State, Zip:

Clarksville, Maryland 21029

City, State, Zip:

Baltimore, Maryland 21234

E-Mail:

mflack@gmail.com

E-Mail:

dblevins@dev-designsolutions.com

Phone No.:

443-386-1261

Phone No.:

410-905-0778

Contact Person:

Robert A. Flack

Contact Person:

Daniel M. Blevins



Owner's Authorization Attached

Section Reference No.	Brief Summary of Request