



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

January 26, 2017

Ed Bromley  
Recreation and Parks  
7120 Oakland Mills Road  
Columbia, MD 21046

Dear Mr. Bromley:

RE: WP-17-061, Kiwanis-Wallas Park

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1) of the Subdivision & Land Development Regulations, which states that a site development plan, approved by the Department of Planning and Zoning, is required for new or expanded non-residential development and any establishment of a use or change in use. The alternative compliance request is for the construction of a 55' x 28' shade shelter over the existing playground area which contains play equipment.**

Approval is subject to the following conditions:

1. On all subsequent plans and/or permits, provide a brief description of alternative compliance, WP-17-061, as a general note to include requests, sections of the regulations, action and date.
2. The construction of the shade shelter must comply with the R-20 Zoning Regulations.
3. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

**Requiring strict compliance with the regulations would result in an extraordinary hardship for the applicant. The length of time and expenses required to prepare and to process a site development plan would create a significant difficulty for the expansion of operations at Kiwanis-Wallas Park for a minor shade structure.**

Not Detrimental to the Public Interest:

**The alternative compliance proposal will not be detrimental to the public interest. The alternative compliance exhibit provides adequate information for the construction of the shade shelter. The submission of a formal site development plan will provide the same information as the submitted exhibit.**

Will not nullify the intent or purpose of the regulations:

**Approval of this request for alternative compliance will not nullify the intent or purpose of the regulations. A detailed plan exhibit has been submitted which provides all information necessary to confirm compliance with the intent of the Regulations. The plan exhibit will be retained within the file as a substitute for a formal site development plan.**

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 Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

cc: Research  
DED  
Real Estate Services