



# 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

February 2, 2018

Aaron Wade  
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White Marsh, MD 21162

Arnold Sager  
PO Box 416  
Ellicott City, MD 21041

RE: WP-18-044 - 8651 Baltimore National Pike

To Whom It May Concern:

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 & Zoning, is required for new or expanded non-residential development or any establishment of a use or a change in use.

**Approval is subject to the following conditions:**

1. Revise the plan exhibit per the attached comments from the Department of Inspections, Licenses and Permits. Submit a revised plan via email directly to Jim Hobson and Justin Schleicher within 2 weeks of the approval (**on or before February 16, 2018**).
2. The Director of the Department of Planning and Zoning has denied your request for a parking reduction. This site must provide nine (9) parking spaces and one (1) handicap space. Please show the required parking spaces on the revised plot plan.
3. All structures and uses (including display areas) must adhere to the structure and use setbacks for the Zoning district.
4. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
5. Compliance with the attached Development Engineering Division comments dated October 17, 2017.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

Requiring a site development plan would create an extraordinary hardship for the applicant. No changes are proposed that would require the review of a site development plan. Only minor exterior modifications are proposed and will be reviewed with the interior renovations as part of the building permit process. Requiring a site development plan for the minor improvements required by the Department of Inspections, Licensing and Permits would likely delay business for more than six months and cost the developer a large sum of money in consultant and processing fees. The plot plan exhibit will serve as a suitable substitute for a site development plan since there are no major improvements proposed to the property.

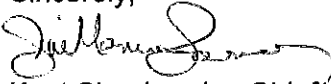
**Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:**

Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. Granting the request will help to diversify business types along Baltimore National Pike. Minor exterior changes are proposed which would not require the review of a formal site development plan. The existing parking lot will be striped to provide adequate onsite parking along with ample display area for the sheds. The proposed interior renovations and handicap ramp will be reviewed as part of the building permit process.

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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,



for Kent Sheubrooks, Chief

Division of Land Development

KS/JS

cc: Research  
DED  
Real Estate Services  
Jim Hobson  
File