



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

May 15, 2018

Cissel Partnership #1, LLC  
Attn: Steven Cissel  
3425 Hipsley Mill Road  
Woodbine, MD 21797

RE: WP-18-108 – 16005 Frederick Road

Dear Mr. Cissel:

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 to show the 9' by 18' parking spaces provided on the subject property. Submit a revised plan via email directly to Justin Schleicher within 2 weeks of the approval (**on or before May 29, 2018**).
2. 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 a site development plan would create an extraordinary hardship for the applicant as no changes are proposed that would require the review of a site development plan. Only Interior modifications are proposed and will be reviewed as part of the building permit process. Requiring a site development plan for the change in use 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 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 Frederick Road in the Lisbon area and no exterior changes are proposed which would require the review of a formal site development plan. The existing parking lot will provide adequate onsite parking for the office space and clientele for the hair salon. All of the proposed interior renovations 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 or as long as the building permit is 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,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JS

cc: Research  
DED  
Real Estate Services  
Tara Trigger – tara21400@hotmail.com