



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

October 23, 2018

Howard County Fair Association
2210 Fairgrounds Road
West Friendship, MD 21794
Attn: Mickey Day, President

RE: WP-18-130 Howard County Fairgrounds

Dear Mr. Day:

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)(i)** and **Section 16.1201(n)**.

Approval is subject to the following conditions:

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the 1.12-acre limit of disturbance as shown on the alternative compliance exhibit unless it can be sufficiently demonstrated by the applicant to be justified.
2. No disturbance is permitted within the forest conservation easement area, floodplain, streams, wetlands or their required buffers.
3. The developer shall submit a Developer's Agreement to the Department of Public Works, Real Estate Services Division, and post financial surety for construction of stormwater management within 120 days of the date of this letter (**on or before February 20, 2019**). Real Estate Services requires a minimum of three (3) weeks to execute the agreement. The Developer's Agreement must be executed prior to submission of mylar originals to DPZ.
4. Although this project will not require that the developer post surety for the forest conservation retention easement, it will be necessary for the developer to execute a Deed of Forest Conservation Easement and Forest Conservation Agreement. Contact the Real Estate Services Division of the Department of Public Works regarding this requirement. Real Estate Services requires a minimum of 3 weeks to prepare the deed. The Deed of Forest Conservation Easement and Forest Conservation Agreement must be executed prior to submission of mylar originals to DPZ.
5. The developer shall contact the Real Estate Services Division concerning the preparation and execution of a perpetual floodplain easement granting the County a right of entry to the floodplain area. Provide a receipt from DPW- Real Estate Services Division with the submission of the mylar originals.
6. An original mylar of the Alternative Compliance plan exhibit with standard SDP signature blocks and Plat of Forest Conservation Easement shall be submitted to the Department of Planning & Zoning for signature and recordation within 180 days of the date of this letter (**on or before April 21, 2019**). All required agreements and deeds must be executed with DPW- Real Estate Services Division prior to submission of the mylar originals. Provide a receipt from DPW- Real Estate Services Division with the submission of the mylars.

Building permits will not be issued until the Plat of Forest Conservation Easement is recorded in Land Records and the Alternative Compliance plan exhibit is signed.

7. Concurrent with the submission of the mylar originals to DPZ, payment to the Director of Finance will be required for forest conservation plat review fees (\$315 per sheet) and forest conservation inspection fees (\$400). A check made payable to the Clerk of the Court will also be required for the costs of recording the Plat of Forest Conservation Easement (\$5 per sheet).
8. Compliance with the attached comments from the Division of Land Development. Revise the Alternative Compliance plan exhibit and Plat of Forest Conservation Easement accordingly prior to submission of mylar originals to DPZ.
9. The applicant shall comply with all building permit requirements from the Department of Inspections, Licenses & Permits and 'B-2' Zoning Regulation requirements.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The property is currently zoned B-2 and the existing site improvements were constructed without the approval of a site development plan. The owner wishes to add two steel building additions within the fairgrounds property. There are many existing structures onsite and the existing access is being utilized as well as a group of tar and chip paved private roads. Portions of the existing asphalt are being replaced to regrade and improve the storm drainage system along with ramps at the rear of the proposed structure. No new driveways or access roads are proposed. To require the submission of a formal site development plan for review and approval would be a hardship for the owner and result in additional time and expenses. The Subdivision Review Committee reviewed the Alternative Compliance plan exhibit which provides all necessary details that would be required on a site development plan. A mylar original of the Alternative Compliance plan exhibit will be signed and retained by DPZ. Approximately 1.12 acres of land will be disturbed to construct the proposed improvements. If the total 21.89-acre area of Parcel 10 were used as the Net Tract Area for forest conservation calculations, the owner would be faced with a very large forest conservation obligation for the proposed building additions.

Not Detrimental to the Public Interest:

A mylar original of the Alternative Compliance plan exhibit will be signed and retained by DPZ in lieu of a formal site development plan. The mylar will serve as record for the existing and proposed improvements on Parcel 10. The proposed building additions are minor in nature since significant development already exists on the fairgrounds property. A Simplified Environmental Concept Plan has been submitted to DPZ for review and approval which includes details of the proposed stormwater management. A 0.4-acre forest conservation retention easement will be recorded on Parcel 10 to satisfy the forest conservation obligation. The approval of this alternative compliance request will not be detrimental to the public interest.

Will Not Nullify the Intent or Purpose of the Regulations:

The proposed building additions are located within the interior of the fairgrounds property and will be reviewed by all Subdivision Review Committee agencies as shown on the Alternative Compliance plan exhibit. Stormwater management will be reviewed and approved on a Simplified Environmental Concept Plan. The forest conservation obligation will be satisfied by recording a forest retention easement on Parcel 10. Since significant development has been previously constructed on the fairgrounds property without the approval of a formal site development plan, the approval of this alternative compliance request will not nullify the intent or purpose of the regulations.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related building and grading permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a grading plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services
FCC



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 6, 2019

Howard County Fair Association
2210 Fairgrounds Road
West Friendship, MD 21794
Attn: Mickey Day

RE: WP-18-130 Howard County Fairgrounds

Dear Mr. Day:

This is to advise you that your original Alternative Compliance plan exhibit was approved on February 6, 2019, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Thursday, 8:00 a.m. to 5:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

Within 1 year of signature approval of the Alternative Compliance plan exhibit original (**on or before February 6, 2020**), the developer shall apply to the Department of Inspections, Licenses and Permits for **building permits** to initiate construction on the site.

Please be advised that the Department of Inspections, Licenses and Permits may not formally accept your building permit application until you have submitted 2 complete sets of the signed plan exhibit. Contact the Department of Inspections, Licenses and Permits at 410-313-2455 for more information.

If you have any questions, please contact Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
Bob Frances, Plan Review Division, DILP
FCC

LEGEND	
SYMBOL	DESCRIPTION
---	2' CONTOUR
----	10' CONTOUR
○	PROPERTY CORNER
---	BOUNDARY LINE
⊕	STORM DRAIN MANHOLE
⊖	STORM DRAIN INLET
—	STORM DRAIN LINE
⊕	SEWER MANHOLE
—	SEWER LINE
—	WATER LINE
—	UNDERGROUND ELECTRIC
—	FENCE (WOOD)
---	TOP OF STREAM BANK & LIMIT OF WETLANDS
---	WETLAND BUFFER
---	STREAM BANK BUFFER
⊕	UTILITY POLE (POWER POLE) WITH NUMBER
⊕	LIGHT POLE
---	TAR AND CHIP PAVING
---	PROPOSED PAVING / EXISTING PAVING
---	DEMOLITION AREAS
---	GRAVEL AREAS
---	CONCRETE
---	SOILS DELINEATION
▲	FOREST CONSERVATION SIGNAGE
---	TREE PROTECTIVE FENCING
---	PUBLIC 100YR FLOODPLAIN & UTILITY EASEMENT

STORMWATER MANAGEMENT NOTES

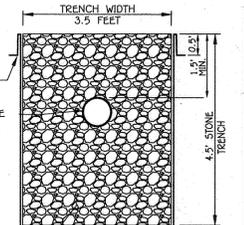
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN OF THE 2007 WETLANDS AND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- STONE TRENCHES SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 0% TO 2% SLOPES AND CONSTRUCTION OF THE STONE TRENCHES SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS PLAN.

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	2,928	3,808	STONE TRENCH / DRYWELL (M-5) & ROOFTOP DISCONNECTION (N-1)
TOTAL	2,928	3,808	

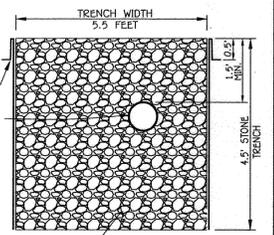
GROSS AREA = 88.69 ACRES
 LOD = 1.12 ACRES (SITE)
 RCN = 95.3
 TARGET Pe = 1.8"

SOILS TABLE			
SYMBOL	NAME	HSG	E
BaA	BAILE SILT LOAM, 0 TO 3% SLOPES	D	0.32
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8% SLOPES	B	0.20
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8% SLOPES	C	0.37

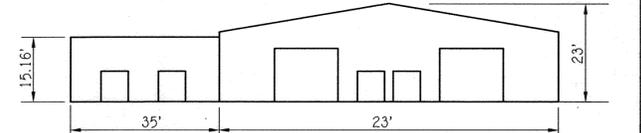
GnB IS A HIGHLY ERODIBLE SOIL.



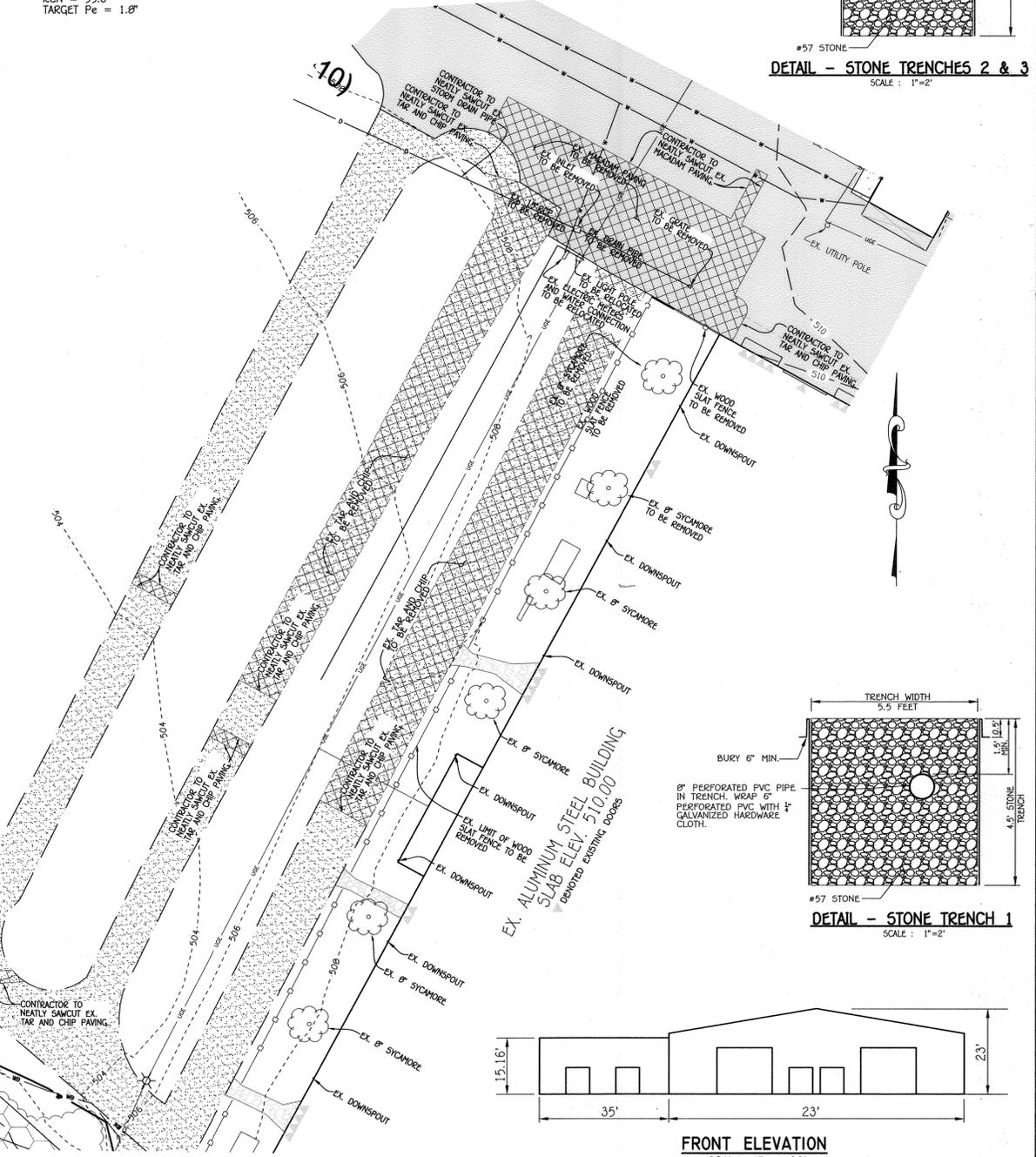
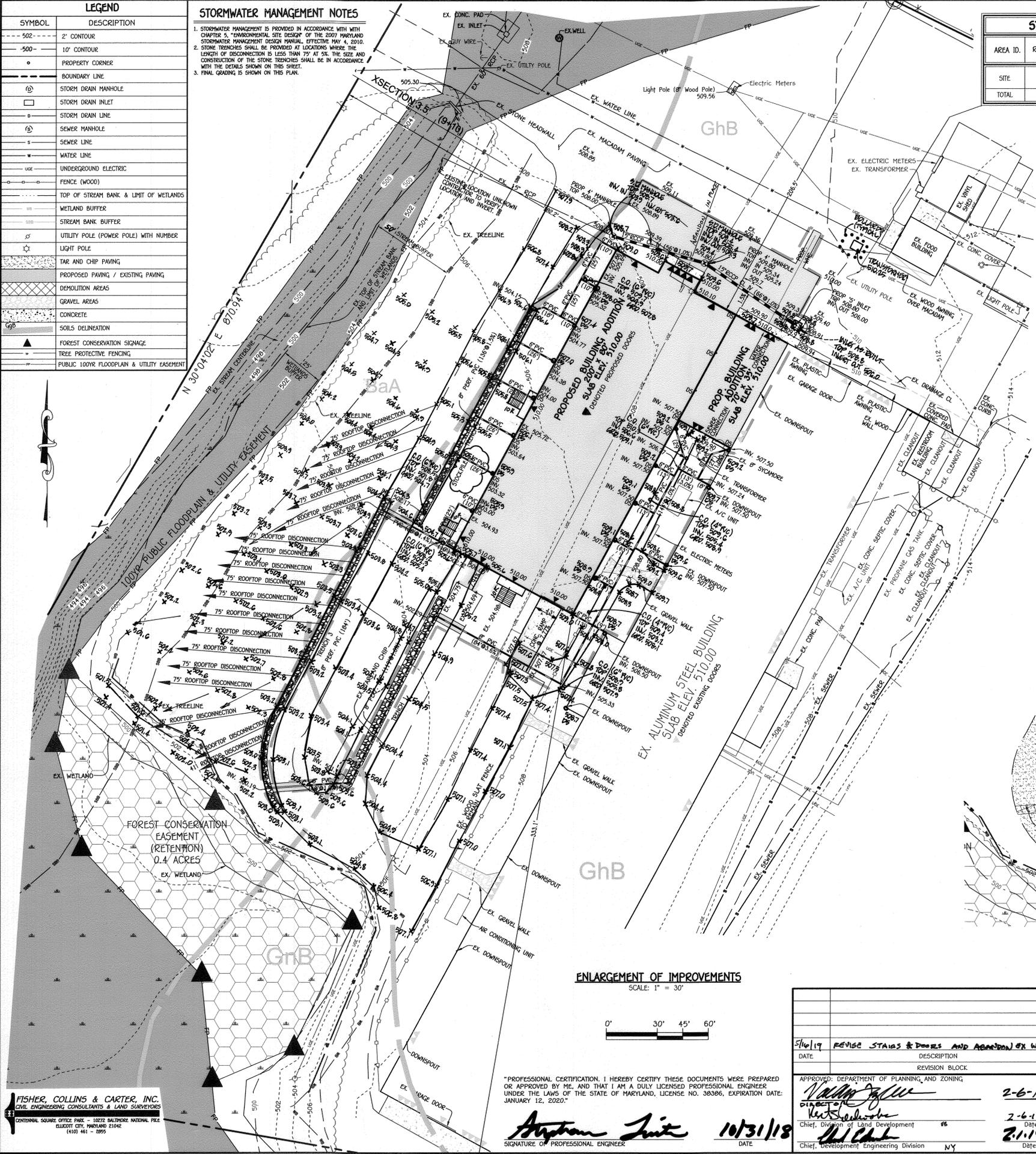
DETAIL - STONE TRENCHES 2 & 3
SCALE: 1" = 2"



DETAIL - STONE TRENCH 1
SCALE: 1" = 2"

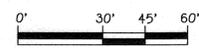


FRONT ELEVATION
SCALE: 1" = 20"



DEMOLITION PLAN
SCALE: 1" = 30"

ENLARGEMENT OF IMPROVEMENTS
SCALE: 1" = 30"



"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2020."

Anthony J. Lutz 10/31/18
 SIGNATURE OF PROFESSIONAL ENGINEER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE
<i>Valerie J. Lutz</i>	2-6-19
Chief, Division of Land Development	2-6-19
<i>John J. Lutz</i>	2-1-19
Chief, Development Engineering Division	Date

PREPARED FOR
 HOWARD COUNTY FAIR ASSOCIATION
 2210 FAIRGROUNDS ROAD
 WEST FRIENDSHIP, MARYLAND 21794
 Attention: MICKEY DAY
 410-984-0273

Anthony J. Lutz
 AS-BUILT
 2/20/21

Address Chart	
Parcel Number	Street Address
10, 28, 98	2210 FAIRGROUNDS ROAD WEST FRIENDSHIP, MARYLAND 21794
PROJECT	SECTION/AREA PARCEL
HOWARD COUNTY FAIRGROUNDS	N/A 10, 28, 98
PLAT NOS.	BLOCK NO. ZONE TAX MAP ELEC. DIST. CENSUS TR.
-	3 & 4 B-2 15 THIRD 603003
WATER CODE	SEWER CODE
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ALTERNATIVE COMPLIANCE EXHIBIT

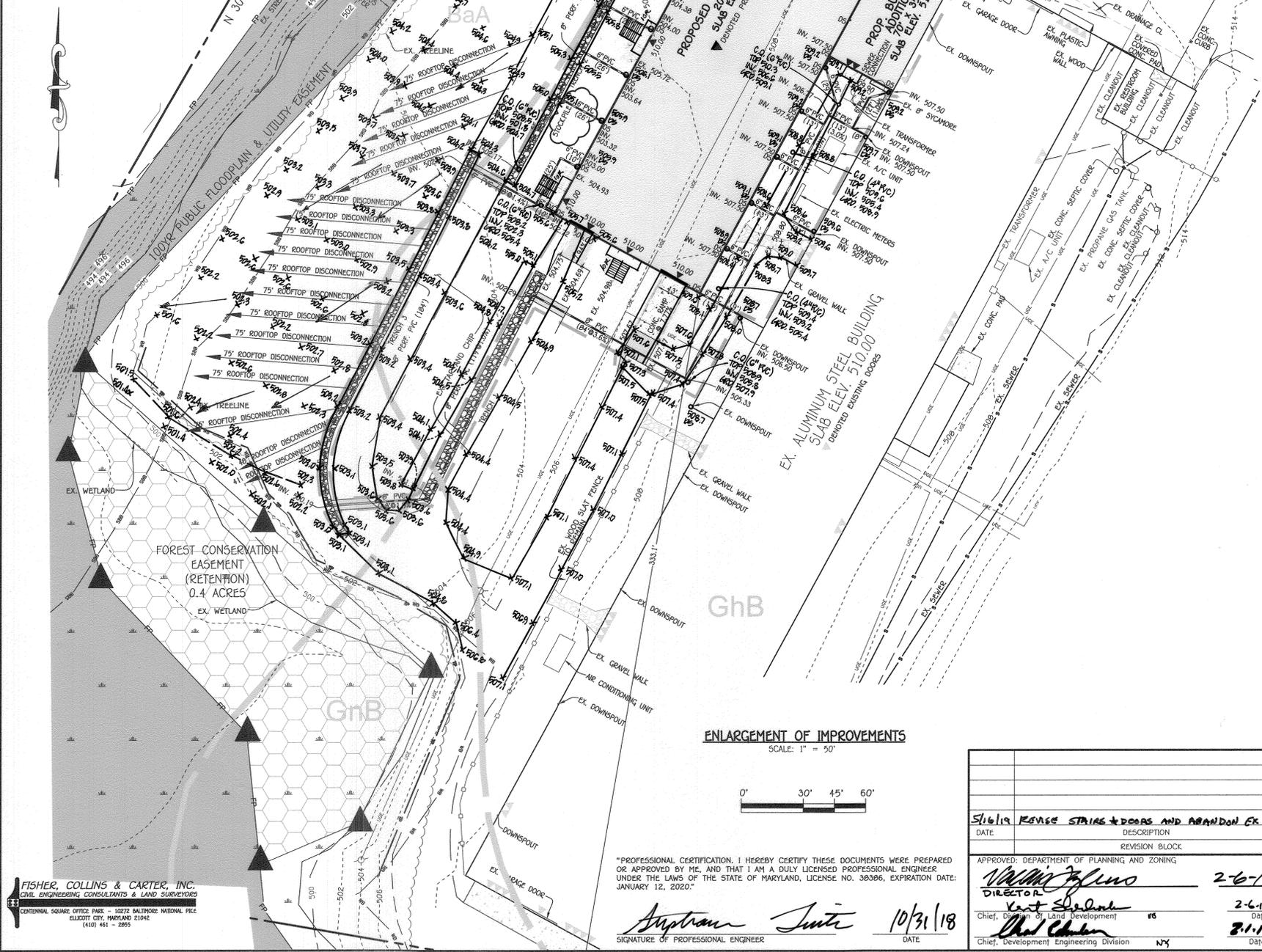
HOWARD COUNTY FAIRGROUNDS
 PROPOSED BUILDING ADDITION
 TAX MAP NO.: 15 GRID: 3 & 4
 PARCEL NO.: 10, 28 & 98
 ZONED: B-2
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2018

SHEET 2 OF 3 **WP-18-130**

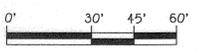
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDORNE NATIONAL PARK
 ELKORTT CITY, MARYLAND 21042
 (410) 461-2895

"AS-BUILT"

LEGEND	
SYMBOL	DESCRIPTION
--- 502 ---	2' CONTOUR
--- 500 ---	10' CONTOUR
o	PROPERTY CORNER
---	BOUNDARY LINE
@	STORM DRAIN MANHOLE
□	STORM DRAIN INLET
—	STORM DRAIN LINE
⊙	SEWER MANHOLE
—	SEWER LINE
—	WATER LINE
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---	GRAVEL AREAS
---	CONCRETE
---	SOILS DELINEATION
▲	FOREST CONSERVATION SIGNAGE
---	TREE PROTECTIVE FENCING
---	PUBLIC 100YR FLOODPLAIN & UTILITY EASEMENT



ENLARGEMENT OF IMPROVEMENTS
SCALE: 1" = 50'



"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2020."

Amtran Jute 10/31/18
SIGNATURE OF PROFESSIONAL ENGINEER DATE

51619 REVISE STRIPS & DOORS AND ABANDON EX. WMC	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	2-6-19
<i>Walter J. Jute</i>	2-6-19
Chief, Division of Land Development	Date
<i>Paul Chalmers</i>	2-1-19
Chief, Development Engineering Division	Date

PREPARED FOR:
HOWARD COUNTY FAIR ASSOCIATION
2210 FAIRGROUNDS ROAD
WEST FRIENDSHIP, MARYLAND 21794
Attention: MICKY DAY
410-984-0273

Amtran Jute
#5-BUILT
2/20/19

Address Chart	
Parcel Number	Street Address
10, 28, 98	2210 FAIRGROUNDS ROAD WEST FRIENDSHIP, MARYLAND 21794
PROJECT	SECTION/AREA PARCEL
HOWARD COUNTY FAIRGROUNDS	N/A 10, 28, 98
PLAT NOS.	BLOCK NO. ZONE TAX MAP ELEC. DIST. CENSUS TR.
-	3 & 4 B-2 15 THIRD 603003
WATER CODE	SEWER CODE
---	---

ALTERNATIVE COMPLIANCE EXHIBIT

HOWARD COUNTY FAIRGROUNDS
PROPOSED BUILDING ADDITION
TAX MAP NO.: 15 GRID: 3 & 4
PARCEL NO.: 10, 28 & 98
ZONED: B-2
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2018

SHEET 3 OF 3
WP-18-130

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2899

"AS-BUILT"