



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

July 13, 2018

Don Reuwer  
R/E Group, Inc.  
8318 Forrest Street, Suite 200  
Ellicott City, MD 21043

RE: WP-18-137, 8307 Main Street (Main  
Street Ballroom)

Dear Mr. Reuwer:

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)(ii), a site development plan is required for any establishment of a use or change in use, unless the Department of Planning and Zoning determines that the establishment or change in use will cause less than 5,000 SF of site disturbances, that no significant alteration to access, parking, circulation, drainage, landscaping, structures, or other site features is required, and that the proposed use does not qualify as redevelopment that requires stormwater management in accordance with the Design Manual.

Approval is subject to the following conditions:

1. Please see the attached comments from the Department of Inspections, Licenses and Permits (DILP) and make all requested changes. In making changes based on DILP comments, there shall be no net loss in the existing number of parking spaces shared amongst the existing businesses in the historic business district.
2. The alternative compliance plan exhibit shall be submitted as an original mylar with a standard County SDP signature block and receive signature approval from the Department of Planning and Zoning. The original mylar should be submitted within 45 days of the alternative compliance approval letter (on or before August 27, 2018).
3. Please add a note on the alternative compliance plan exhibit that a request to disturbance to the floodplain (16.115) and stream buffer (16.116) is not required since all proposed changes from an asphalt surface to brick patio and associated concrete sidewalk are within the existing LOD and there are no new impervious surfaces proposed.
4. Please reference the parking needs letter on the exhibit, and indicate that the venue will not host more than one event at a time, but that the increased square footage is to provide better event staging. Should this operation change, a revised parking needs statement will be required.
5. This approval is solely for the proposed 1,109 SF brick patio and 6' sidewalk, the revised parking and circulation layout, and the expansion of the facility into the adjoining retail space. Any additional increased to interior square footage or exterior improvements will require a new alternative compliance exhibit.

6. Compliance with all requirements and approval of the Historic Preservation Commission as approved on May 3, 2018.

Our decision was made based on the following:

**Extraordinary Hardships or Practical Difficulties:** The proposed changes will cause less than 5,000 SF of disturbances in an existing impervious area. The change of use area is limited to an existing paved area to add a brick patio, concrete sidewalk and improve parking and circulation. The existing 4 parking spaces will be replaced in kind. There will be no change in drainage, landscaping, structure or site features except for temporary planters and portable fencing. There is no expansion of the building or impervious area, and the changes do not constitute redevelopment that would require additional stormwater management.

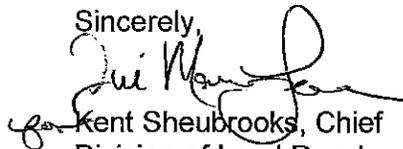
**Alternative Proposal:** The relocated parking spaces are much better oriented for use by tenants and patrons. The current spaces do not provide sufficient space for circulation between the building and the space. The patio provides a small outdoor space that enhances the existing business.

**Not Detrimental to the Public Interest:** Approval of this application is not detrimental to the public interest. The alternative plan was presented to the Historic Preservation Commission (HPC) at a public hearing on April 5, 2018, and the HPC approved the changes and proposed materials on May 3, 2018. There is no addition to the impervious area that would increase stormwater run-off or flood risks.

**Will not nullify the intent or purpose of the regulations:** The limited improvements to existing impervious surface and the change in use do not nullify the intent or purpose of the regulations. There is an existing business looking to expand and make minor exterior improvements previously approved by the HPC. These improvements do not necessitate an SDP and an alternative compliance exhibit will be an adequate substitute.

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 Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

Sincerely,  
  
Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF

cc: Research  
DED  
Real Estate Services

GENERAL NOTES:

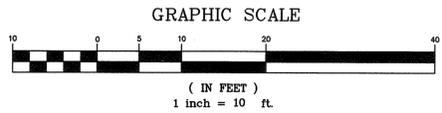
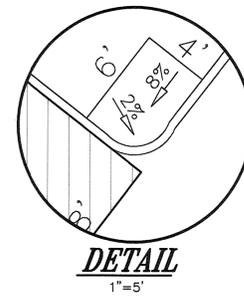
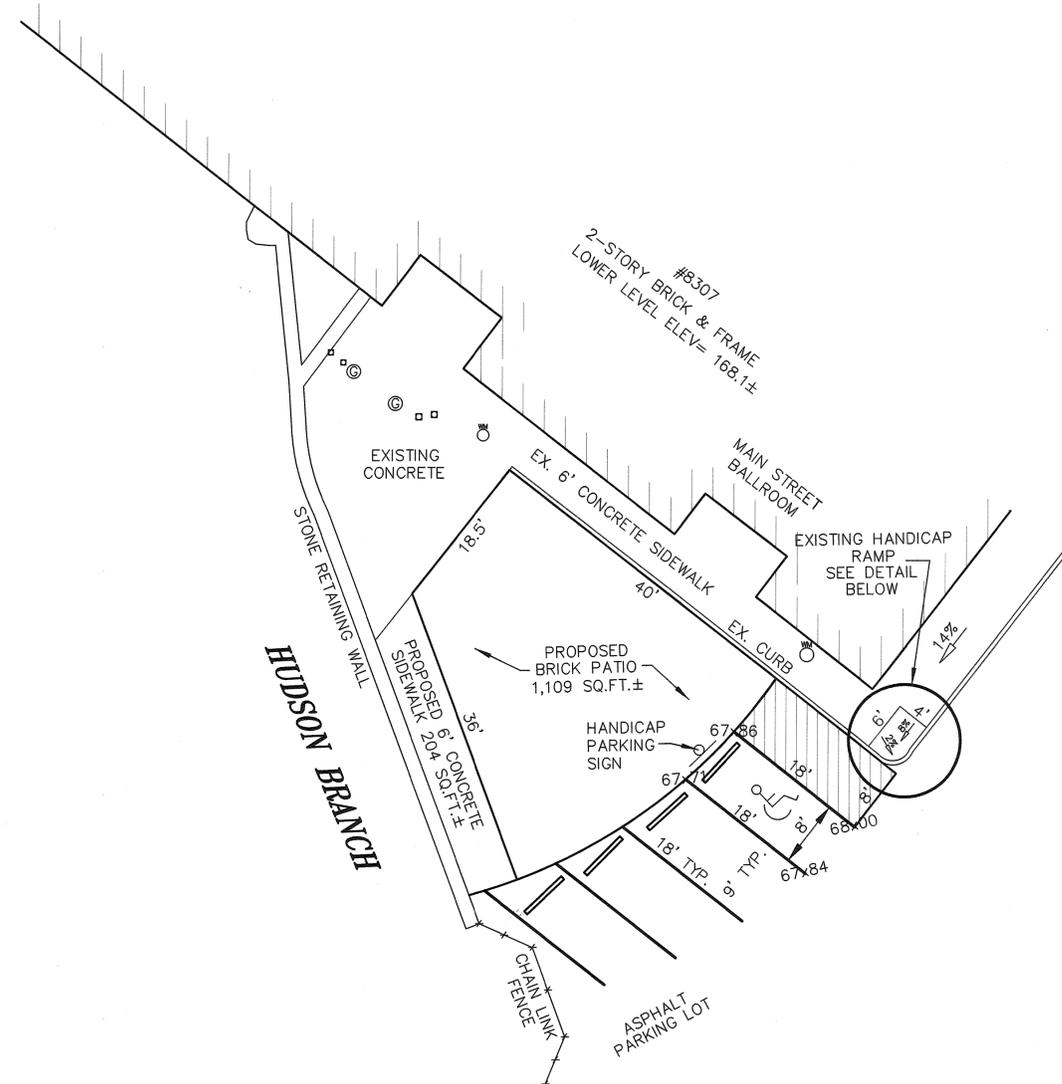
1. WAIVER PETITION WP-18-137 REQUESTING TO WAIVE SECTION 16.155(a)(1)(ii) WAS APPROVED ON JULY 13, 2018 WITH THE FOLLOWING CONDITIONS:
  1. PER THE DEPARTMENT OF INSPECTIONS AND PERMITS (DIP) THERE SHALL BE NO NET LOSS IN THE EXISTING NUMBER OF PARKING SPACES SHARED AMONGST THE EXISTING BUSINESSES IN THE HISTORIC BUSINESS DISTRICT.
  2. THAT THE ORIGINAL MYLAR FOR THIS ALTERNATIVE COMPLIANCE PLAN EXHIBIT BE SUBMITTED WITHIN 45 DAYS OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (ON OR BEFORE AUGUST 27, 2018).
  3. A REQUEST FOR DISTURBANCE TO THE FLOODPLAIN (16.115) AND STREAM BUFFER (16.116) IS NOT REQUIRED SINCE ALL PROPOSED CHANGES FROM AN ASPHALT SURFACE TO BRICK PATIO AND ASSOCIATED CONCRETE SIDEWALK ARE WITHIN THE EXISTING LOD AND THERE ARE NO NEW IMPERVIOUS SURFACES PROPOSED.
  4. BASED ON A PARKING NEEDS LETTER SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING ON FEBRUARY 15, 2017 AND UPDATED TO ACCOUNT FOR ADDITIONAL SQUARE FOOTAGE ON JULY 6, 2018, THE MAIN STREET BALLROOM HAS ADEQUATE PARKING WITHIN THE MAIN STREET SHARED PARKING, PROVIDED THAT THE VENUE WILL NOT HOST MORE THAN ONE EVENT AT A TIME AND THAT THE INCREASED SQUARE FOOTAGE IS TO PROVIDE BETTER EVENT STAGING. SHOULD THIS OPERATION CHANGE, A REVISED PARKING NEEDS STATEMENT WILL BE REQUIRED.
  5. THIS APPROVAL IS SOLELY FOR THE PROPOSED 1,109 SQ. FT. BRICK PATIO AND 6' SIDEWALK. THE REVISED PARKING AND CIRCULATION LAYOUT, AND THE EXPANSION OF THE FACILITY INTO THE ADJOINING RETAIL SPACE, ANY ADDITIONAL INCREASE TO INTERIOR SQUARE FOOTAGE OR EXTERIOR IMPROVEMENTS WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE EXHIBIT.
  6. COMPLIANCE WITH ALL REQUIREMENTS AND APPROVAL OF THE HISTORIC PRESERVATION COMMISSION AS APPROVED ON MAY 3, 2018.

date	AUG 2018	engineering	MES	approval	RH
project	12-012	illustration	MES	scale	1"=10'

no.	description	revisions	date

**MAIN STREET BALLROOM**  
8307 MAIN STREET  
2ND ELECTION DISTRICT, TAX MAP 25-A, PARCEL 71, HOWARD COUNTY, MD  
**ALTERNATIVE COMPLIANCE PLAN EXHIBIT**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0286 Fax (410) 997-0288 Fax



**OWNER / DEVELOPER**  
DON REUMER, R/E GROUP  
8318 FORREST STREET, SUITE 200  
ELLCOTT CITY, MD 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Chad Anderson</i>	8-28-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP	DATE
<i>Kent Sturdivant</i>	8-31-18
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>William J. J...</i>	9-4-18
DIRECTOR	DATE

P:\2004\12-012 LOD MISC\HISTORICAL EXHIBIT.DWG