



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 29, 2018

Allen Parsons
2737 Bevrige Drive
Marriottsville, MD 21104

RE: WP-19-029 – 8066 Main Street

Dear Mr. Parsons:

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)(2)(i)** of the Subdivision & Land Development Regulations, which states that a site development plan, approved by the Department of Planning & Zoning, is required for new residential development of single-family attached, apartment and mobile home development.

Approval is subject to the following conditions:

1. 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:

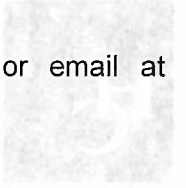
Requiring a site development plan would create an extraordinary hardship for the applicant as no changes are proposed that would require the review of a site development plan. Only Interior modifications are proposed and will be reviewed as part of the building permit process. Requiring a site development plan for the change in use would likely delay the owner for more than six months and cost the developer a large sum of money in consultant and processing fees. The 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 reoccupy structures along Main Street in the historic Ellicott City area following the recent flood on May 27, 2018. Changing the use from a restaurant to apartments will reduce the amount of off-street parking required and no exterior changes are proposed which would require the review of a formal site development plan. 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 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.



Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/JS
cc: Research
DED
Real Estate Services
Ronald Johnston and Associates