



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

August 20, 2019

Aaron Wade
PO Box 319
White Marsh, MD 21162

RE: WP-19-059 – 8651 Baltimore National Pike
(Wade Property)

Dear Mr. Wade:

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.

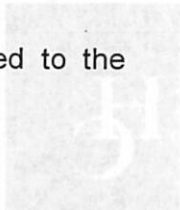
Approval is subject to the following conditions:

1. Revise the plan exhibit per the attached comments from the Division of Land Development and the Development Engineering Division and submit an original, 24"X36" mylar to DPZ within 45 days for signature and retention (**on or before October 4, 2019**). The associated building permit will not be released until the mylar receives signature approval. Please schedule an appointment with Carol Stirn at 410-313-2350 to submit the original mylar plan exhibit drawing.
2. All structures and uses (including display areas) must adhere to the structure and use setbacks for the B-2 Zoning district.
3. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
4. Compliance with the attached Development Engineering Division comments dated August 5, 2019.
5. An access permit is required from the State Highway Administration for all work within the Baltimore National Pike right-of-way.

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. Removal of the existing sales office and the construction of the truck turnaround will have a minimal LOD which does not require stormwater management. Only minor exterior modifications to the sales office are proposed and will be reviewed with the interior renovations for the new sales office as part of the building permit process. The plot plan exhibit will serve as a



uitable substitute for a site development plan since there are no major improvements proposed to the property.

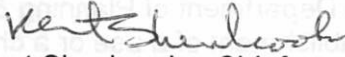
Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:

Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. The applicant currently needs to block traffic on Baltimore National Pike in order to receive shipments of sheds to the property. Approval of this alternative compliance will allow for the removal of the existing primary structure and construct a truck turnaround on the site and allow for safe unloading procedures. Minor exterior changes are proposed which would not require the review of a formal site development plan. The existing parking lot and access will be utilized to provide adequate onsite parking and access along with ample display area for the sheds. 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.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jhschleicher@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

- S/JS
- Research
- DED – Jim Witmer
- Real Estate Services
- Zoning – Steve Rolls
- Andy Porter (Civil Design Services, LC)



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

October 29, 2019

Aaron Wade
PO Box 319
White Marsh, MD 21162

RE: WP-19-059 Wade Property (8651 Baltimore National Pike)

Dear Mr. Wade:

This is to advise you that your original Alternative Compliance plan exhibit was approved on October 25, 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 October 25, 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 Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/JS

cc: Research
Bob Frances, Plan Review Division, DILP
Civil Design Services - Andy Porter
DPZ – Steve Rolls

