



# 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

April 17, 2019

Jeff Pumphrey  
5819 Bellanca Drive  
Elkridge, MD 21075

RE: WP-19-082 Watermont Swim Club

Dear Mr. Pumphrey:

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 Department of License and Permits and submit an original, 24"X36" mylar to DPZ within 45 days for signature and retention (**on or before June 1, 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 must adhere to the structure and use setbacks for the R-20 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. The petitioner shall comply with the previous conditional use allowed from the Board of Appeal Case 528.

**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. The site plan process would delay construction several months and would not allow the deck to be completed before the 2019 pool season. The mylar plan exhibit will serve as a suitable 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. All construction will be built in compliance with current codes for public safety and will be accessible per ADA requirements. The proposed improvements are more than 100' from the nearest property line and the substantial forest buffer will remain, screening the surrounding property owners from the existing and proposed improvements. No streams, stream buffers, wetlands, wetland buffers, floodplain, forests or steep slopes (20,000 square feet or larger) will be affected by the new improvements.

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 as stated in the condition of approval.

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  
Mark Storch – Outdoor Architects, Inc.



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3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

May 2, 2019

Jeff Pumphrey  
5819 Bellanca Drive  
Elkridge, MD 21075

RE: WP-19-082 – Watermont Swim Club

Dear Mr. Pumphrey:

This is to advise you that your original Alternative Compliance plan exhibit was approved on May 1, 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 am to 5:00 pm, and Friday, 8:00 am to 3:00 pm.

Within 1 year of signature approval of the Alternative Compliance plan original (**on or before May 1, 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 cannot formally accept your building permit application until you have submitted 2 complete sets of signed, approved Alternative Compliance plans. The fee for distribution copies, previously submitted, does not include these 2 sets.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

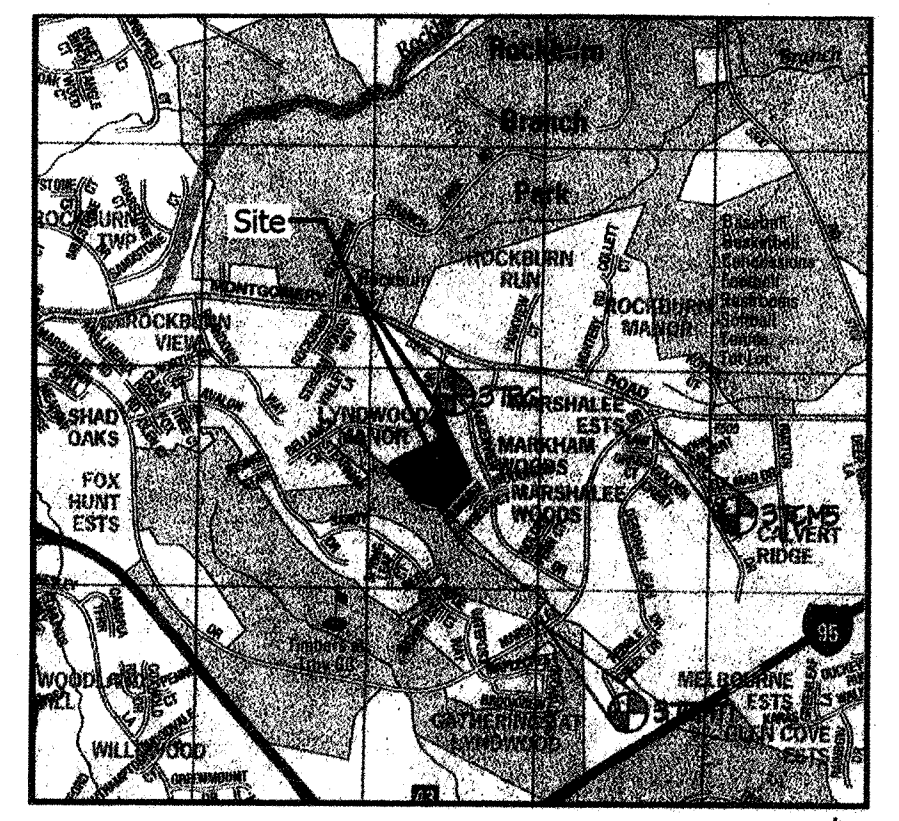
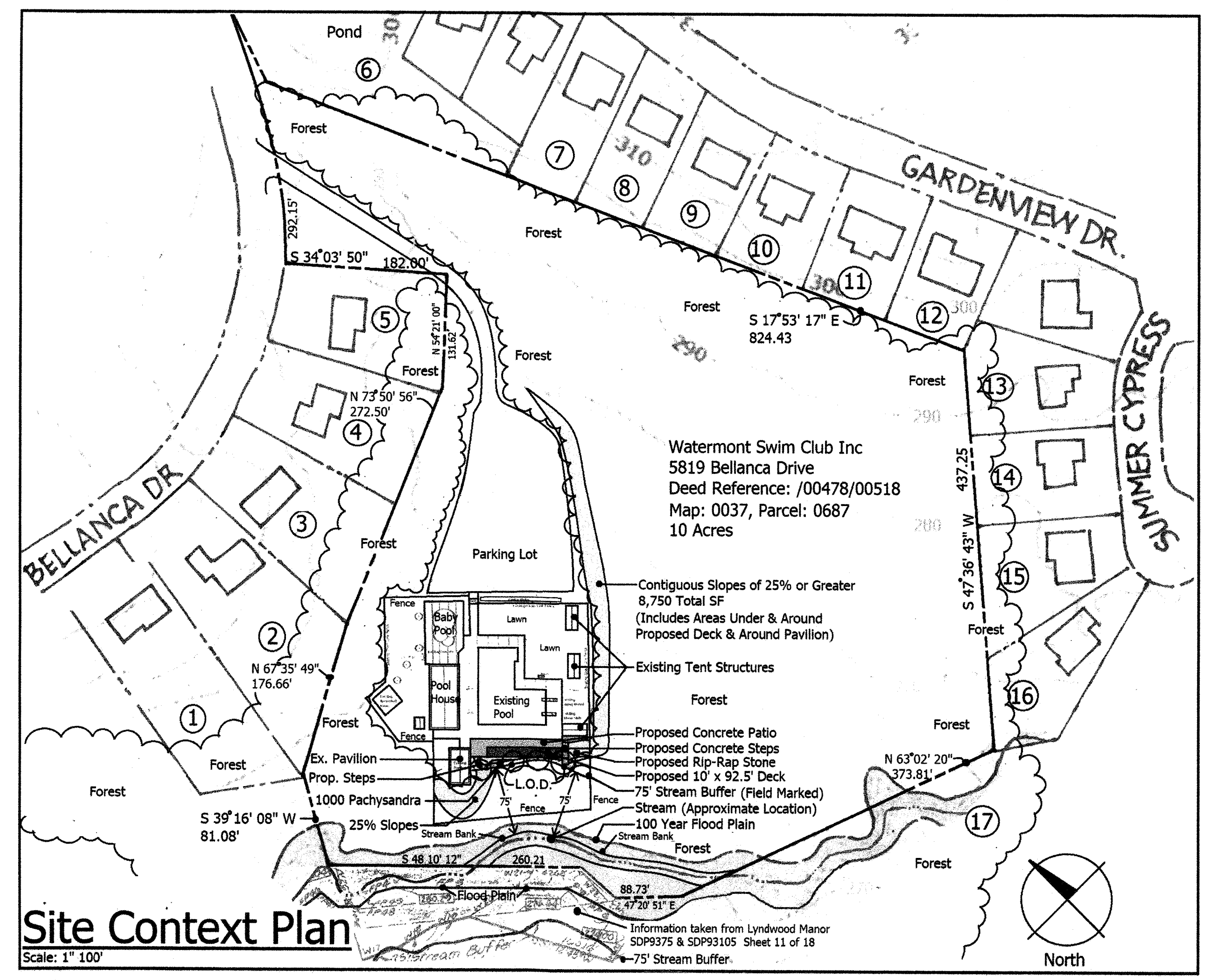
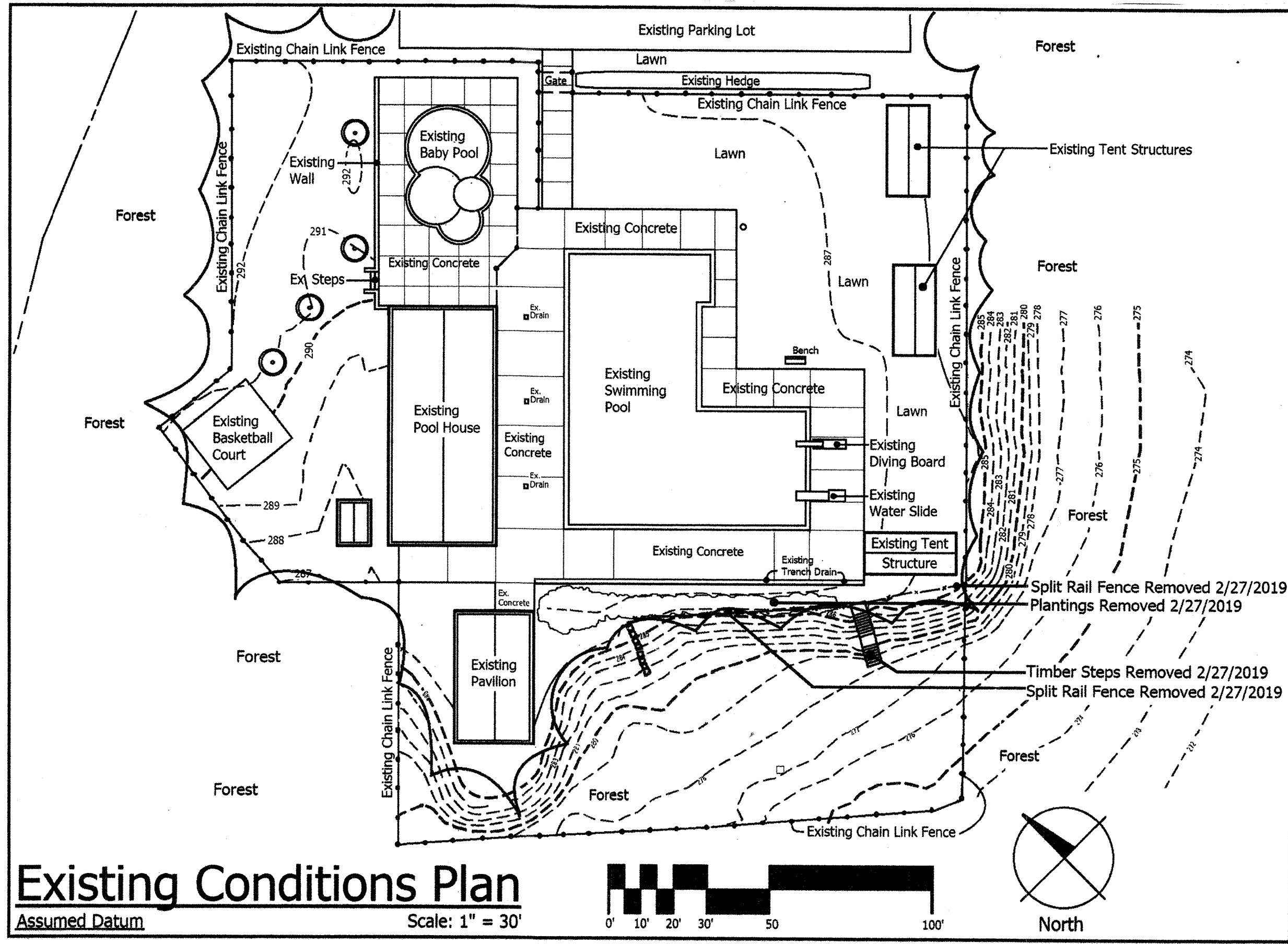
Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/JS

cc: Research  
Bob Frances, Plan Review Division, DILP  
Mark Storch – [markstorch117@gmail.com](mailto:markstorch117@gmail.com)

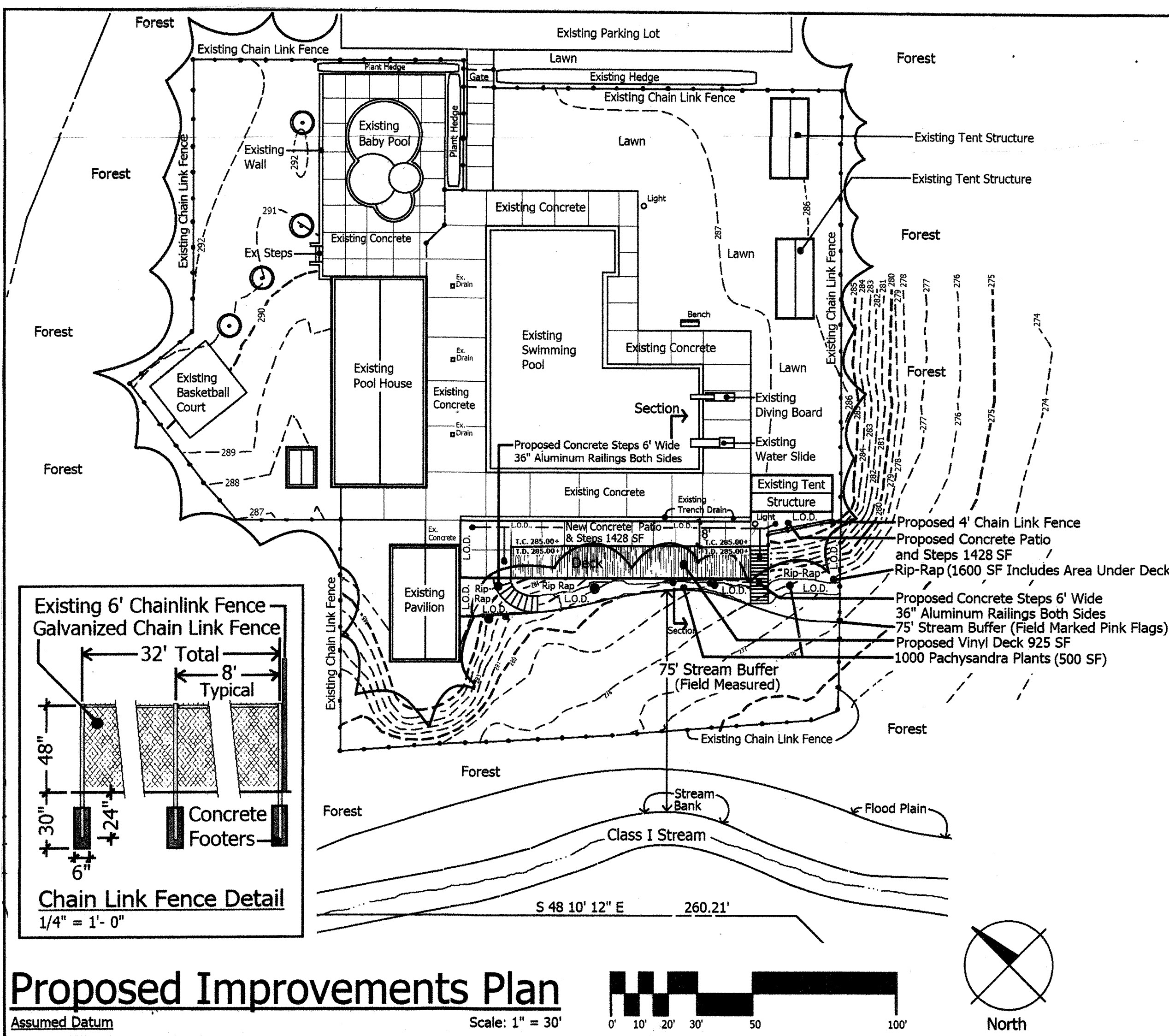




Map 34 Grid F1

**Adjoining Property Owners**

Address	Owner	Map Parc Lot	Zoning
5837 Bellanca Dr	Michael McKenna	0037 0520 5	R20
5833 Bellanca Dr	Robert Hanna	0037 0520 4	R20
5829 Bellanca Dr	Edward Niehenke	0037 0520 3	R20
5825 Bellanca Dr	Keith Peden	0037 0520 2	R20
5821 Bellanca Dr	Gary Morgan	0037 0520 1	R20
SWM Pond	Markham Woods HOA	0037 0501 21	R20
7316 Gardenview Dr	John Shea	0037 0501 17	R20
7320 Gardenview Dr	William Niese	0037 0501 16	R20
7324 Gardenview Dr	Theodore Sholar	0037 0501 15	R20
7328 Gardenview Dr	Wayne Arczynski	0037 0501 14	R20
7332 Gardenview Dr	Mark Breitenbach	0037 0501 13	R20
7336 Gardenview Dr	Mark Chivaler	0037 0501 12	R20
7304 Summer Cypress	Michael Lillis	0037 0682 22	R20
7308 Summer Cypress	David Terry	0037 0682 23	R20
7312 Summer Cypress	Jeffrey Hoffman	0037 0682 24	R20
7316 Summer Cypress	Brian Clifford	0037 0682 25	R20
6100 Marshalee Dr	Howard County MD	0037 0687 G1	R-SC



**Site Analysis Data Chart**

A. Total Property Area	= 10 Acres
B. Limit of Submission	3528 SF
C. Limit of Disturbed Area	3528 SF
D. Present Zoning Designation	R20
E. Proposed Use for Structures & Site	Swim Club
F. Proposed Impervious Areas	1428 SF

**Forest Conservation Worksheet** Version 1.0

<b>Net Tract Area:</b>		2014 WP15066	0.1 Acres		
A. Total tract area		2019 Alt. Comp.	+0.1 Acres		
B. Area within 100 floodplain			0.2 Acres		
C. Area to remain in Agriculture			0.00 Acres		
D. Net tract area			NA		
			0.2 Acres		
<b>Land Use Category: (From Table 3.2.1, page 40, Manual)</b>					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0
E. Afforestation Threshold		15% x D			= 0.0
F. Conservation Threshold		20% x D			= 0.0
<b>Existing Forest Cover:</b>					
G. Existing Forest Cover (excluding floodplain)					= 0.0
H. Area of forest above afforestation threshold					= 0.0
I. Area of forest above conservation threshold					= 0.0
<b>Break Even Point</b>					
J. Forest retention above threshold w/ no mitigation					= 0.0
K. Clearing permitted without mitigation.					= 0.0
<b>Proposed Forest Clearing</b>					
L. Total area of forest to be cleared					= 0.0
M. Total area of forest to be retained					= 0.0
<b>Planting Requirements</b>					
N. Reforestation for clearing above conservation threshold					= 0.0
P. Reforestation for clearing below conservation threshold					= 0.0 1.0 1.0
Q. Credit for retention above conservation threshold					= 0.0
R. Total reforestation required					= 0.0 1.0 1.0
S. Total afforestation required					= 0.0
T. Total reforestation and afforestation required					= 0.0

**General Notes:**  
 ■ The subject property is zoned R-20 per the 10/6/13 comprehensive zoning plan.  
 ■ No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the required wetlands, streams(s) and their buffers, forest conservation easement areas and 100 year floodplain.  
 ■ Previous DPZ file reference: BZA Case 528, WP-15-066  
 ■ The Forest Conservation Worksheet is based on the combined LOD from the construction approved by WP-15-066 and the proposed construction from WP-19-082. Due to the minor disturbed area, the forest conservation obligation will be addressed upon a further development of this property.

Approved: Department Of Planning & Zoning  
*[Signature]* 4/26/19  
 Chief, Development Engineering Division NY Date  
*[Signature]* 5-01-19  
 Chief, Division of Land Development JS Date  
*[Signature]* 5-01-19  
 Director Date

-WP-19-082 WAS APPROVED FOR A WAIVER OF THE SPP ON APRIL 17, 2019.

**Watermont Swim Club**  
Alternative Compliance Exhibits

Property of Watermont Swim Club Inc.  
Revisions

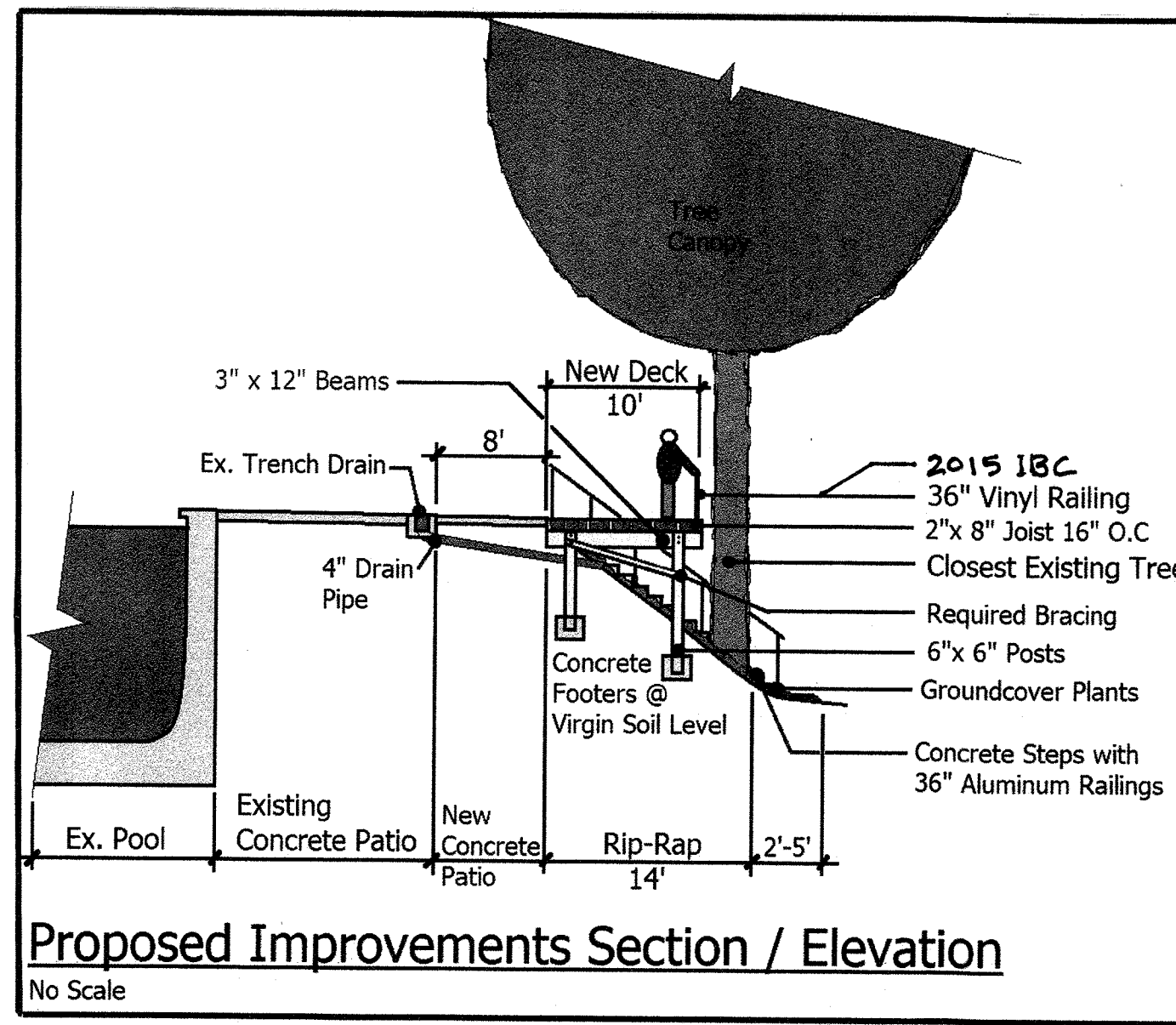
DESIGN BUILD  
LANDSCAPE ARCHITECTURE  
LANDSCAPE HARDSCAPE

410.245.7417  
5913 Sandy Ridge Court  
Elkridge, MD 21075

4/22/2019

Drawn By: Mark Storch  
Designed By: Mark Storch  
Checked By: Mark Storch  
Date: March 8, 2019

Scale: As shown  
Sheet 1 of 1



Address Chart		Permit Information Chart			
Lot / Parcel	Street Address	Subdivision Name	Section / Area	Lot / Parcel No.	
0528	5819 Bellanca Drive, Elkridge MD 21075	Elkridge	0000	0528	
		Plat #	Grid #	Zoning	Tax Map No. Election Dist. Census Tract
		N/A	0011	R20	0037 01 601103
		Water Code	Sewer Code		
		550	DPS - Patapsco		