



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

March 3, 2020

Burkard Homes, LLC
5850 Waterloo Road, Suite 150
Columbia, MD 21045

RE: WP-20-075, Harbin Property – Lot 5

Dear Applicant:

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 16.156(o)(1)(i)** of the Subdivision & Land Development Regulations, which states that within one year of signature approval of the site development plan original, the developer shall apply to the Department of Inspections, Licenses and Permits for the building permits to initiate construction on the site.

Approval is subject to the following conditions:

1. The applicant/property owner must apply for permits to initiate construction of the dwelling approved on SDP-19-018 within 60-days of this approval letter (**on or before May 2, 2020**).
2. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits and the Soils Conservation District.
3. Attach a copy of the alternative compliance petition approval letter to the building permit application and reference WP-20-075 on the same application.

Our decision was made based on the following:

Unreasonable Hardship or Practical Difficulty:

The applicant is requesting a reactivation of SDP-19-018 in order to initiate construction of the single-family detached dwelling. The developer intends to have the permits submitted within 60-days from the approval of this alternative compliance petition. Strict compliance with the regulations would result in an unreasonable hardship because a new site development plan would need to be filed. This would require staff review from all SRC agencies as well as an SRC meeting for a plan that has already been reviewed and approved. The applicant is not seeking to alter the approved SDP in any way. Therefore, a denial of this alternative compliance petition would be an unreasonable hardship.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,



Anthony Cataldo, Chief
Division of Land Development

AC/JS

cc: Research
DED
DLD – Julia Sauer
Real Estate Services
MBA



DPZ Office Use only:
 File No. WP-20-075
 Date Filed 2/4/20

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: [Redacted]

Subdivision Name/Property Identification: Harbin Property Lot 5

Location of property: 9910 Old Frederick Road, Ellicott City

Existing Use: Vacant Lot **Proposed Use:** SFD

Tax Map: 17 **Grid:** 8 **Parcel No:** 27 **Election District:** 2

Zoning District: R-20 **Total site area:** .64 ac+-

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

SDP-19-018, ECP-17-035, F-06-002, F-17-084, SDP-17-053

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request.

Section Reference No.	Brief Summary of Request
16.156 (o)(i)	Within one year of SDP approval, builder must apply for a building permit. <i>BUILDER INADVERTENTLY MISSED THE ONE YEAR DEADLINE TO APPLY FOR A BUILDING PERMIT.</i>
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

Signature of Property Owner:

[Redacted Signature]

Date:

2/19/20

Signature of Petitioner Preparer:

[Redacted Signature]

Date:

2/19/20

Name of Property Owner: Tim Burkard

Name of Petition Preparer: Maya Mildenberg

Address: 1511 Ritchie Hwy, Suite 305

Address: 7350 B Grace Dr

City, State, Zip: Arnold, MD 21012

City, State, Zip: Columbia, MD 21044

E-Mail: tim@burkardhomes.com

E-Mail: maya@mba-eng.com

Phone No.: 240-375-1052

Phone No.: 410-997-0296

Contact Person: Tim Burkard

Contact Person: Maya Mildenberg

Owner's Authorization Attached



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