



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

June 26, 2020

Silver Chai  
Howard County Department of Public Works  
7125 Riverwood Drive, Suite B  
Columbia, MD 21046

RE: WP-20-098, Hitching Post Exposed Sewer

Dear Ms. Chai:

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)**, which requires a site development plan for non-residential development and for disturbance greater than 5,000 square feet. The limit of disturbance for the project is 0.33 acres.

Approval is subject to the following conditions:

1. The alternative compliance plan exhibit and the Capital Improvement Plan on file with the Department of Public Works shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the 0.33 acre limit of disturbance as shown on the alternative compliance exhibit.
2. Once the proposed sewer improvement and stream restoration work is complete, the Limit of Disturbance shall be restored to its previous condition in accordance with the applicant's landscaping and seeding plan. Reforestation, both inside and outside the existing forest conservation easement, and replanting of riparian areas must be completed as shown on the plan.
3. The applicant must execute a binding maintenance agreement of at least five years with the affected property owner(s).
4. The applicant shall obtain all required authorizations and permits from the Maryland Department of the Environment for disturbances within the floodplain, streams, wetlands and wetland buffers. Reference the applicable MDE permits or tracking numbers on all grading permits. Provide approval letters from MDE with the grading permit applications.
5. Prior to the commencement of the proposed sewer improvement and stream restoration project, the Department of Public Works shall ensure any necessary right-of-entry documents are obtained.

Our decision was made based on the following:

This project is needed to address an exposed sewer line within a degraded stream bank. Strict compliance to the regulations by requiring a full site development plan would require additional time and effort that would not improve the final design or construction of the project. The work provides a dual benefit of stabilizing a degraded stream bed and ensuring the long-term protection of sewer infrastructure. It is a fully

designed capital improvement project by the Department of Public Works. The project has been reviewed DPZ and all SRC agencies through this alternative compliance request. The project has also been reviewed by the Maryland Department of the Environment, which issued an authorization to proceed on May 29, 2019.

The ultimate use of the land will be identical to the current uses; therefore, the project will not change the nature and character of the surrounding area. The limit of disturbance is minimized to only the area necessary for completing the project and will utilize existing easements and public land where possible. Areas that are temporarily disturbed will be stabilized and replanted or seeded in accordance with the landscape plans included with the Capital Improvement Plan. The project does not generate a new forest conservation obligation as it meets the exemption criteria for a stream restoration project as outlined in Section 16.1201(bb) of the Howard County Code.

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 at (410) 313-2350 or email at [jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov).

Sincerely,

DocuSigned by:

*Anthony Cataldo*

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Anthony Cataldo, Chief

Division of Land Development

AC/jam

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services



**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Sewer/Stream stabilization

**Subdivision Name/Property Identification:** Hitching Post Exposed Sewer/Stream Repairs

**Location of property:** Columbia, MD

**Existing Use:** Sewer easement      **Proposed Use:** Sewer easement

**Tax Map:** 47, 50      **Grid:** 21/3      **Parcel No:** 881, 374      **Election District:** 6

**Zoning District:** R-A-15      **Total site area:** 0.33 acre

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:

The Howard County Department of Public Works Utility Design Division is proposing a stream stabilization project to restore cover over an exposed sewer pipe and stabilize the surrounding stream channel to provide long term protection of the infrastructure.

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. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.155(a)(1)(ii)	Requirements for site development plans

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Silver Chai* [Redacted] Date: 2020-3-31 [Redacted]

Signature of Petitioner Preparer: [Redacted] Date: [Redacted]

Name of Property Owner: Howard County Utility Design Division Name of Petition Preparer: [Redacted]

Address: 7125 Riverwood Drive, Suite B [Redacted] Address: [Redacted]

[Redacted]

City, State, Zip: Columbia, MD 21046 City, State, Zip: [Redacted]

E-Mail: schai@howardcountymd.gov E-Mail: [Redacted]

Phone No.: 410-313-6121 Phone No.: [Redacted]

Contact Person: Silver Chai Contact Person: [Redacted]

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request