



Amy Gowan, Director

FAX 410-313-3467

October 9, 2020

Tom Meunier, PE
Howard County Dept. of Public Works
3430 Court House Drive
Ellicott City, MD 21043

RE: WP-21-028 Mayfield Highway Maintenance Facility

Dear Mr. Meunier:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On October 9, 2020 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.147** of the Subdivision and Land Development Regulations to consolidate three (3) contiguous parcels via the recordation of an adjoiner deed.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.147 would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations:

Strict compliance with the regulations would require a surveyor to perform a complete boundary survey of the 27+ acre property and to submit a plat to the County for review and recordation. This would require a considerable amount of time and unnecessary resources by County staff, since an adjoiner deed will satisfy the intent of the regulations. A record plat of the property does not currently exist and there are no easements or additional lots proposed under this request. The parcels are contiguous and under the same ownership. The applicant proposes to record an adjoiner deed in the Land Records of Howard County to consolidate the three parcels. All metes, bounds, bearings and distance information will be included in the deed.

Approval of alternative compliance to **Section 16.147** is subject to the following conditions:

1. Approval of this request is to adjust the common parcel boundaries between Parcels 170, 408 & 541, as shown on Tax Map 37. No other lots or parcels are being legally endorsed, no additional lots or parcels are to be created and no new development, construction or improvements are permitted under this request.
2. An adjoiner deed shall be recorded in the Land Records of Howard County, MD within 90 days from the date of this Alternative Compliance approval (on or before January 7, 2021). The deed shall reference this Alternative Compliance file number, WP-21-028, and shall include metes, bounds, bearings and distance information for all parcel lines. Submit copies of the recorded adjoiner deed to the Department of Planning & Zoning within 30 days of recordation.

3. All existing structures must meet minimum setbacks from the parcel boundaries per Section 110.0 and Section 115.0 of the Zoning Regulations.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related 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 Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
AECOM- Dave Moriconi, PE
DPW- Cynthia Alden, PE



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. *WP-21-008*
 Date Filed *9/15/20*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Mayfield Highway Maintenance Facility

Subdivision Name/Property Identification: Mayfield Repair Facility

Location of property: 7751 Mayfield Avenue, Elkridge, MD 21075

Existing Use: Maintenance Facility **Proposed Use:** Maintenance Facility

Tax Map: 0037 **Grid:** 0015/0021 **Parcel No:** 0514/0170/0408 **Election District:** 1

Zoning District: R-SC/POR **Total site area:** 27.23 Acres

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:

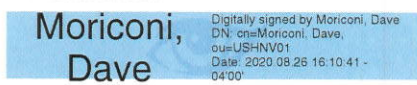
SDP 74-050 was originated in October 1982 for the main maintenance shop at the address noted above. Over the course of nearly 38 years, the maintenance facilities expanded through SDP Redline Revisions to include additional storage and maintenance buildings, salt storage facilities, material stockpiles, fueling upgrades, and training facilities. The property in comprised of four parcels as noted on Attachment No. 1. Howard County (Rec. and Parks) owns adjoining properties to the west that are part of Plats 4649, 4737 and 5254 and are not included with this request.

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
Section 16.147	Howard County is requesting relief from the requirement to develop a regular subdivision plat to consolidate three parcels that are currently owned by Howard County that make up the 27.23 acre Mayfield Repair Facility. Refer to the attachments 1 and 2 for additional information to support this request.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  **Date:** 8/28/2020
DocuSigned by: Thomas Meunier
977F1202E3D14B4...

Signature of Petitioner Preparer:  **Date:** 8.26.20
Digitally signed by Moriconi, Dave
DN: cn=Moriconi, Dave,
ou=USHNV01
Date: 2020.08.26 16:10:41 -
04'00'

Name of Property Owner: Howard County DPW **Name of Petition Preparer:** AECOM

Address: 3430 Court House Drive **Address:** 4 North Park Drive, Suite 300

City, State, Zip: Ellicott City, MD 21043 **City, State, Zip:** Hunt Valley, Maryland 21030

E-Mail: TMeunier@howardcountymd.gov **E-Mail:** dave.moriconi@aecom.com

Phone No.: 410-313-4401 **Phone No.:** 410-891-9207

Contact Person: Cynthia Alden (calden@howardcountymd.gov) **Contact Person:** Dave Moriconi, PE

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request