



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

November 18, 2020

Blue Water Properties
P.O. Box 8596
Elkridge, MD 21075

RE: WP-21-037, Standafer Property

Dear Sir or Madam:

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 November 13, 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 16.156(0(1)(i) and Section 16.156(o)(2)** of the Subdivision and Land Development Regulations to extend the deadline date to apply for building permits for construction of a single-family detached dwelling.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(0(1)(i) and Section 16.156(o)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the 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. The purpose of this alternative compliance petition is to reactivate an expired SDP and to grant the petitioner one year to apply for a permit to initiate construction onsite as authorized on the previously approved SDP. The signed SDP was extensively reviewed by the Subdivision Review Committee and determined to be in compliance with the Land Development Regulations; however, the SDP expired because building permit was not applied for within one year of signature approval. This SDP remains in compliance with the technical requirements of the regulations, but the petitioner wishes to use the red-line revision process to change the house model, which is a typical process for these requests. No modifications to the storm water management design is proposed. The petitioner states that an unreasonable hardship or practical difficulty would result from strict compliance with the regulations because the time to prepare, review and process a new SDP will take several months to be completed and is not necessary given the minor nature of modifications. Since the proposal substantially matches the previous plan, the reactivation of the previously approved SDP would mitigate this hardship and promote efficiency of the plan review process.*

Approval of this Alternative Compliance is subject to the following conditions:

1. The petitioner must apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within 1 year from the approval of this alternative compliance petition on or before November 17, 2020.

2. A redline revision to SDP-17-003, Standafer Property must be submitted to this Department for review and comments prior to filing an application for building permits. The SDP must comply with all current zoning, site development and engineering regulations.

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 the time period specified in the conditions of approval

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jw

cc: Research
DED
DLD - Julia Sauer
Real Estate Services



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-21-037*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Standafer Property, Lot 2
Subdivision Name/Property Identification: Standafer Property, Lot 2
Location of property: 9832 Owen Brown Road
Existing Use: vacant **Proposed Use:** residential SFD
Tax Map: 36 **Grid:** 8 **Parcel No:** 175 **Election District:** Fifth
Zoning District: R-20 **Total site area:** 0.55 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:

F-08-048, plat #20444, ECP-17-007, SDP-17-003

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)(1)(i)	reactivate SDP-17-003 since one year has passed from time of signature and a permit has not been applied for.

Signature of Property Owner:



Date:

9/24/2020

Signature of Petitioner Preparer:



Date:

9/24/2020

Name of Property Owner: Blue Water Properties Inc.

Name of Petition Preparer: Stephanie Tuite, FCC

Address: PO Box 8596

Address: 10272 Baltimore National Pike

City, State, Zip: Elkridge, MD 21075

City, State, Zip: Ellicott City, MD 21042

E-Mail: jimmy@bwpmc.com

E-Mail: stephanie@fcc-eng.com

Phone No.: 410-796-5410

Phone No.: 410-491-5962

Contact Person: Jimmy Harris

Contact Person: Stephanie Tuite

Owner's Authorization Attached