



# 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

January 11, 2021

NJR & Associates, LLC.  
Attn: Najib Roshan, L.S.  
2770 Terrapin Circle  
West Friendship, Maryland 21794

RE: WP-21-054 North Laurel Park, Lot 15

Dear Mr. Najib:

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 January 7, 2021 and pursuant to Section 16.116(d), the Director of the Department of Planning and Zoning, Director of the Department of Public Works and Administrator of the Office of Community Sustainability considered your request for alternative compliance with respect to **Section 16.116(a)(2)(i)** of the Subdivision and Land Development Regulations to encroach into the 50' stream bank buffer and is requesting you **Revise and Resubmit** your proposal. Please see the attached Decision Action Report for more information.

The revised and resubmitted alternative compliance application must be submitted within 45 days from the date of this letter (on or before February 25, 2021\*).

\*Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated. Should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the Order. In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

*Please refer to the Department of Planning and Zoning website for current business processes during this time. Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped into the bin labeled 'DPZ' in the George Howard Building lobby. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing.*

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

Sincerely, DocuSigned by:

1EB75478A22B49A...  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/ktb

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services



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Amy Gowan, Director

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## ALTERNATIVE COMPLIANCE DECISION ACTION REPORT

DEPARTMENT OF PLANNING AND ZONING  
DEPARTMENT OF PUBLIC WORKS  
OFFICE OF COMMUNITY SUSTAINABILITY

**RE:** **WP-21-054 North Laurel Park, Lot 15**  
*Request for an alternative compliance to Section 16.116(a)(2)(i) of the Subdivision and Land Development Regulations.*

**Applicant:** NJR & Associates, LLC.  
Attn: Najib Roshan, L.S.  
2770 Terrapin Circle  
West Friendship, Maryland 21794

The above referenced application to encroach into the 50' stream bank buffer was reviewed on January 7, 2021. Pursuant to Section 16.116(d), the Director of the Department of Planning and Zoning, Director of the Department of Public Works and Administrator of the Office of Community Sustainability considered the applicant's request for an alternative compliance with respect to **Section 16.116(a)(2)(i)** of the Howard County Subdivision and Land Development Regulations and are requesting that the applicant **Revise and Resubmit** the proposal addressing the following items:

1. The applicant provide alternative plans with minimal encroachment into the stream bank buffer for consideration
2. Submit a revised justification specifically explaining the request using the requirements of Section 16.116.(d).

DocuSigned by:

*Amy Gowan*

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Amy Gowan, Director  
Department of Planning and Zoning

DocuSigned by:

*Thomas Meunier*

977F1202E3D14B4...

Thomas Meunier, Director  
Department of Public Works

DocuSigned by:

*Joshua Feldmark*

3241B974513F4B7...

Joshua Feldmark, Administrator  
Office of Community Sustainability

cc: Research  
DED  
OCS, Joshua Feldmark  
DPW, Thomas Meunier



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

(410) 313-2350

<b>DPZ Office Use only:</b>
File No.
Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** A VACANT, MOSTLY WOODED LOT, PART OF A MODERATE INCOME SUBDIVISION.

**Subdivision Name/Property Identification:** NORTH LAUREL PARK, LOT-15, BLOCK-T

**Location of property:** 9295 DECATURE PLACE, LAUREL, HOWARD COUNTY, SDP-21-007

**Existing Use:** VACANT      **Proposed Use:** SINGLE FAMILY DWELLING

**Tax Map:** 50      **Grid:** 3      **Parcel No:** 426      **Election District:** 6

**Zoning District:** R-SC      **Total site area:** 11,006 SF. OR 0.253 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:

ECP-20-045, PLAT BOOK 3, PAGE 47, PLAT BOOK 61, PAGES 470 AND 471.

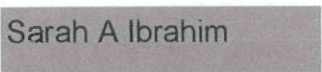
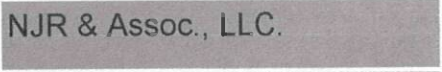
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

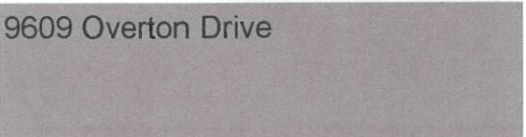
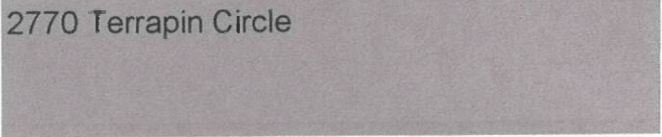
Section Reference No.	Brief Summary of Request
16.116(a)(2)(i)	(Disturbance Within 50 Feet of an Intermittent Stream Bank) The only access to this lot to a public right-of-way is to Decatur Place. This location which is limited in width, is also partially within 50 feet of an existing intermittent stream. In addition, the only suitable locations for the two needed Micro-Bio Retentions facilities for stormwater management are such that the house pocket is limited to where it is proposed on the Site Development Plan. The construction of this driveway and house requires the disturbance within 50 feet of the beginning of an intermittent stream.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 

Signature of Petitioner Preparer:  Date: 

Name of Property Owner:  Name of Petition Preparer: 

Address:  Address: 

City, State, Zip:  City, State, Zip: 

E-Mail:  E-Mail: 

Phone No.:  Phone No.: 

Contact Person:  Contact Person: 

Owner's Authorization Attached