



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

July 22, 2021

Mr. Chris Reid
Ellicott City Holding Company
9140 Washington Street
P.O. Box 233
Savage, MD 20763

Dear Mr. Reid:

RE: WP-21-073, Patmos Solomon's Lodge #70

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 July 21, 2021 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 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to waive the site development plan requirements for a minor expansion to a non-residential development.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.115(a)(1)(i) 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 the applicant to submit a formal Site Development Plan for the proposed project. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. The applicant proposes to construct a 12'x 20'-4" open front porch on the south side of the building; to construct 5'-4" x 2'-6" mechanical room on the west side of the building and to bring the site into ADA compliance. The improvements will be constructed of materials that are in keeping with the historic building and which were recommended by the Historic Preservation Commission. These proposed minor improvements would typically be addressed as a minor modification to an existing site development plan, however, this historic site predates the County's development regulations and the requirement for a site development plan. Approval of the alternative compliance promotes efficiency of the plan review process as the alternative compliance drawings include all relevant information needed for this project's improvements.

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

1. The approval is for the construction of a 12' x 20'-4" open front porch on the south side of the building; for the construction a 5'-4" x 2'-6" mechanical room on the west side of the building and to bring the site into ADA compliance. The improvements must comply with the Alternative Compliance exhibit dated March 12, 2021.
2. The mechanical room may not extend more than 16.5 feet into the 20-foot side setback.
3. The applicant shall comply with all applicable County and State regulations, including the Americans with Disabilities Act (ADA), and obtain all necessary permits from the Department of Inspections, Licenses and Permits. *[Add conditions of approval from the Staff Recommendation]*

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 Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Transforming Architecture



DPZ Office Use only:
 File No. WP-21-073
 Date Filed 12/29/20

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Commercial Addition/Renovation for ADA Compliance Permit

Subdivision Name/Property Identification: Patmos Solomon's Lodge #70

Location of property: 9140 Washington Street, Savage, MD 20763

Existing Use: Commercial

Proposed Use: Commercial

Tax Map: 47

Grid: 11

Parcel No: 432

Election District:

Zoning District: R-12

Total site area: 21,780 SF

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 BUILDING WAS CONSTRUCTED IN 1897 BY THE SAVAGE MANUFACTURING COMPANY TO SERVE THE SOCIAL NEEDS OF THE SAVAGE MILL VILLAGE. IT SERVED AS A COMMUNITY HALL, HOSTING VARIOUS DINERS & GATHERINGS. THE LODGE WAS BOUGHT AND USED BY THE MASONIC LODGE SINCE 1950.

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
SEC. 16.155.A.1(i)	AN ALTERNATIVE COMPLIANCE IS REQUESTED BECAUSE A PROPOSED EXPANSION OF AN EXISTING USE. THERE IS NOT AN SDP AVAILABLE DUE TO THE AGE OF THE BUILDING (CONSTRUCTED 1897). WE ARE EXPANDING THE EXISTING USE OF THE BUILDING TO PROVIDE SHELTER, LANDING, & SERIES OF RAMPS TO UPDATE & COMPLY WITH CURRENT CODES & ADA COMPLIANCE.

Section Reference No.	Brief Summary of Request

Ellicott City Holding Company

Signature of Property Owner: By: Charles F. Reid, III Vice Pres. Date: 12/21/2020

Signature of Petitioner Preparer: KAREN PITSLEY, AIA Date: 12/21/2020

Name of Property Owner: Ellicott City Holding Company

Name of Petition Preparer: KAREN PITSLEY, AIA

Address: 9140 Washington Street
Post Office Box 233

Address: 7612 BROWNS BRIDGE RD
~~ELICOTT CITY, MD 21043~~

City, State, Zip: Savage, MD 20763

City, State, Zip: HIGHLAND, MD, 20777

E-Mail: chic@mc Reid.com

E-Mail: karen@transformingarchitecture.com

Phone No.: 410-303-8566

Phone No.: (301) 776-2666

Contact Person: Charles F. Reid, III

Contact Person: karen Pitsley

Owner's Authorization Attached