



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

March 10, 2021

Silver Chai, PE, PMP
Howard County Department of Public Works – Utility Design Division
7125 Riverwood Drive, Suite B
Columbia, MD 21046

RE: WP-21-075 Annapolis Junction Pumping Station

Dear Ms. Chai:

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 March 9, 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 use an alternative compliance exhibit in place of a site development plan to construct a new control building for the existing Annapolis Junction Wastewater Pumping Station.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(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 [four (4) items OR one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

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

Requiring a site development plan would create an unreasonable hardship for the applicant. The existing pumping station is approximately 30 years old and does not have an existing site development plan. The Department of Public Works created a Capital Project (S-6294) to upgrade the existing pumping station to comply with the current code requirements for operating and maintaining a safe public facility. Typically, such improvements would be processed expeditiously through the plan revision process; however, this facility does not have a site development plan to revise. The project proposes a minor limit of disturbance (0.07-acres) and the provided exhibit will serve as a suitable substitute for the proposed work. Requiring a site development plan would delay the construction and completion of the Capital Project and require additional effort and resources by County staff. Approval of the alternative compliance promotes efficiency of the plan review process.

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

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the limit of disturbance as shown on the alternative compliance exhibit, unless it can be sufficiently demonstrated by the applicant to be justified.

2. The applicant shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

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 Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
Real Estate Services