



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 26, 2021

Jacko, LLC
C/O Georgia Carr
10410 Gatewood Terrace
Silver Spring, MD 20903

RE: WP-21-126 8329 & 8333 Main Street

Dear Applicant:

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 26, 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 establish a restaurant use with an outdoor dining area in an existing historic building that was previously used as an office.

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 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.

The applicant proposes to establish a restaurant use and outdoor dining area in an existing historic building. Exterior site improvements include removing existing brick pavers, perimeter fence and grassed area and install new pavers, new fence and composite deck at the rear of the property. The existing front porch and grassed area will also be used for outdoor dining. 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.

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. 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. Compliance with the Historic Preservation Commission requirements and the Decision and Order dated June 3, 2021.

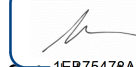
2. The applicant shall comply with all applicable County and State regulations, including the Americans with Disabilities Act (ADA), and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

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 Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Lucas Browning – 1575 Woodstock Road, Woodstock, MD 21163
Paula Dwyer (paulaggcafe@gmail.com)
Georgia Carr (GCJacko@gmail.com)



DPZ Office Use only:

File No.

Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Duplex 8329 and 8333, front porch/yard and rear yard, request for outdoor dining usage. Please see attached Site Plan and Photos

Subdivision Name/Property Identification: Historic Ellicott City Main Street

Location of property: 8329 and 8333 Maint Street, Ellicott City MD 21043

Existing Use: Commercial **Proposed Use:** Restaurant with indoor/outdoor dining

Tax Map: 025A **Grid:** 0000 **Parcel No:** 0075 **Election District:** 2nd

Zoning District: **Total site area:** 3600 Total, 1800 SF ea unit

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:

None

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 16.155(a)(1)(ii)	Subject Property does not have a formal Site Development Plan. Our request is use existing property as a restaurant with outdoor dining. Minor changes and alteration include repairs to existing structures and painting. Adding an elevated timber deck adjacent to the existing parking slab. Clearing and grubbing of brush, grass, and 1 tree. Removal of existing pavers and rear lawn grass for installation of new Blue Stone/Flagstone pavers, to accommodate outdoor dining. Replacement of existing fencing for new.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Georgia Carr* Date: 6-14-21

Signature of Petitioner Preparer: *Lucas Browning* Date: 6-14-21

Name of Property Owner: *Jacko LLC c/o Georgia Carr* Name of Petitioner Preparer: Lucas Browning

Address: *10410 Gatewood Ter
Silver Spring, MD 20903* Address: Big Sky Construction LLC
1575 woodstock rd

City, State, Zip: *Silver Spring MD 20903* City, State, Zip: Woodstock MD 21163

E-Mail: *GCJacko@gmail.com
paula.ggcafe@gmail.com* E-Mail: luke@bigskyremodeling.com

Phone No.: *443-285-9755; 443-878-9435* Phone No.: 443-812-9482

Contact Person: *Paula Dwyer* Contact Person: Lucas Browning

Owner's Authorization Attached

June 6, 2021

I give my authorization for the alternative compliance application/changing the of use of 8329/8333 submitted by contractor Lucas Browning changing the use to a restaurant with indoor/outdoor seating.

Georgia Carr

Georgia Carr

Owner

Gina C. Matos

Gina Matos

Resident Agent