



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

August 12, 2021

Clarksville Ridge Professional Center, LLC
Mr. Donald Reuwer
8318 Forrest Street, Suite 200
Ellicott City, MD 21043

RE: WP-21-145 Pierce Property
Alternative Compliance Approved

Dear Mr. Reuwer:

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 August 11, 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 16.102(c)(2)** of the Subdivision and Land Development Regulations to subdivide Parcel 277 without including Parcel 36.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.102(c)(2) 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 owners of Parcel 36 have been unresponsive to the request for inclusion in the plat process. Absent this consent, Parcel 36 cannot be included in the subdivision plat and strict conformance with the regulations is not practical. DPZ has verified that a good faith effort was made to contact the owner of Parcel 36 in order to correct the existing condition and meet the Subdivision Regulations. The owner of Parcel 36's refusal to participate provides an unreasonable hardship for the applicant to meet the regulations and develop the proposed subdivision as approved under SP-20-044.

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

1. Include file number WP-21-145, sections, summary of request, decision, date of decision and conditions of approval on all subsequent plan submissions for the subdivision final plans and site development plans.
2. Approval of this Alternative Compliance is for the final plans developing Pierce Property per the approved SP-20-044 only. Approval is only valid as long as the approved SP-20-044 and related final plans are being processed. Should any of the plans become void for failure to meet milestones or withdrawn by the applicant, WP-21-145 will also be void.

3. The applicant must send a copy of this approval to the owners of Parcel 36 via certified mail, in order to notify them of this action.

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 Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Mildenberg, Boender & Assoc., Inc.



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

(410) 313-2350

DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 10504A SCAGGSVILLE ROAD, LAUREL MD 20723

Subdivision Name/Property Identification: PIERCE PROPERTY

Location of property: ADC MAP: 39, GRID F-4

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Tax Map: 46 **Grid:** 12 **Parcel No:** 277 **Election District:** FOURTH

Zoning District: R-20 **Total site area:** 3.94 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:

WP-20-013
 ECP-19-056
 F-21-039
 SP-20-004

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
Section 16.102(c)(2):	To allow the subdividing without covering the entire parcel

Signature of Property Owner:



Date:

6/24/21

Signature of Petitioner Preparer:

Date:

6/24/2021

Name of Property Owner: CLARKSVILLE RIDGE PR

Name of Petition Preparer: Mildenberg Boender & Assoc.

Address: 8318 FORREST STREET - SUITE 200

Address: 7350 B Grace drive

City, State, Zip: ELLICOTT CITY, MD 21043

City, State, Zip: Columbia, MD, 21045

E-Mail: dreuwer@ldandd.com

E-Mail: salomer@mba-eng.com

Phone No.: 410-707-7054

Phone No.: 410-997-0296

Contact Person: Donald Reuwer

Contact Person: Sam Alomer

Owner's Authorization Attached