



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

October 8, 2021

Steven Rittle
Public Storage
701 Western Avenue
Glendale, CA 91201

RE: WP-22-017, Public Storage – AC Approval

Dear Mr. Rittle:

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 October 6, 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 16.156(m)** of the Subdivision and Land Development Regulations to extend the deadline for the submission of the site development plan originals for SDP-20-077 by 120 days from the original deadline date of August 22, 2021.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156 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 purpose of the regulation is to ensure reasonable progression and completion of a site development plan after review and approval so that the construction is consistent with current regulations. The applicant is actively working with the County to complete the Developer Agreement and pay fees. The temporary delay in submitting the original mylars is reasonable based on the recent change in ownership and the additional time needed to process information. The applicant anticipates submitting the mylar prior to the revised deadline. Strict compliance with this regulation would create an unreasonable hardship for the applicant to restart the site development plan process with no additional changes to the plan. Approval of the alternative compliance promotes efficiency of the plan review process.

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

1. Submit the Site Development Plan originals for SDP-20-077 for signature within 120 days of the original deadline date of August 22, 2021 (**on or before December 20, 2021**).

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 this requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:


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

AC/jam

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Pete Stone, Pennoni Associates



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Columbia Public Storage - Berger Road

Subdivision Name/Property Identification: Columbia Public Storage (eZ Storage) 9245 Berger Road

Location of property: 9245 Berger Road

Existing Use: Auto Repair **Proposed Use:** Self Storage

Tax Map: 42 **Grid:** 10 **Parcel No:** 31 **Election District:** 6

Zoning District: M-1 **Total site area:** 5.68

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:

SDP-20-077

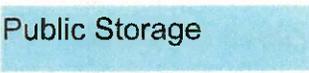
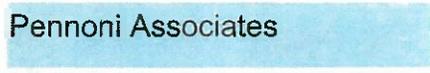
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

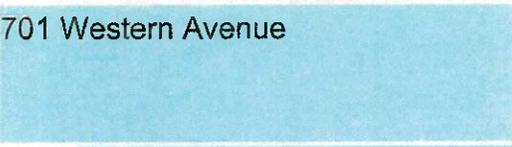
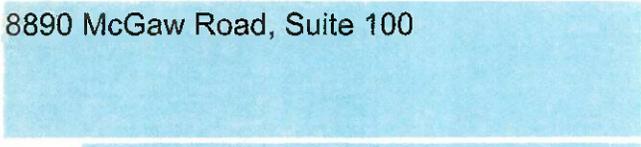
Section Reference No.	Brief Summary of Request
16.156(m)	Time extension for the submission of the SDP mylars

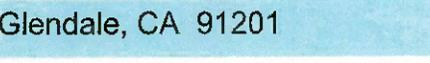
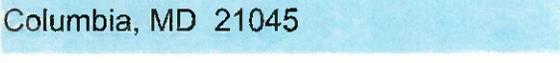
Section Reference No.	Brief Summary of Request

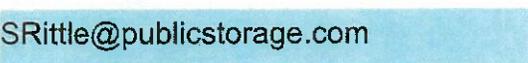
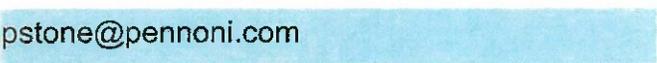
Signature of Property Owner:  Date: 

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

Department of **Planning & Zoning**

HOWARD COUNTY MARYLAND GOVERNMENT

3430 Court House Drive, Ellicott City, Maryland 21043 410-313-2350

www.howardcountymd.gov

FAX: 410-313-3467

TDD: 410-313-2323

Certification of Applicant

Advisory Comment – In accordance with Section 16.1103 of Subtitle 11, “Adequate Public Facilities Ordinance” (APFO), all residential subdivisions or site development plans (if subdivision is not required) are required to pass the tests for adequate public school facilities as a condition of approval, except those listed as exemptions under Section 16.1107.

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. ***If the applicant is the owner's agent, written documentation from the property owner granting that authority is required.**

Steven Rittke
(Signature of Property Owner/Agent)*

Steven Rittke
(Print Name of Owner/Agent)

8/9/21
(Date)

S.RITTKE@PUBLICSTORAGE.COM
(Property Owner's Email Address)

701 Western Ave Glendale, CA
(Property Owner's Address)

CA 91201
(State and Zip Code)

404-227-2745
(Property Owner's Fax Number)*