



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

April 4, 2022

Dale Kemper
Lee's Towing of Laurel, LLC
7740 Sharewood Dr.
Jessup, MD 20794

RE: WP-22-030 Lee's Towing of Laurel
7968 Dorsey Run Road

Dear Mr. Kemper:

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 April 3, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to use the alternative compliance plan exhibit as a substitute for a site development plan for retroactive approval of the motor vehicle and storage facility structures and uses.

The Department of Planning and Zoning finds that strict enforcement of Section 16.155(a)(1)(i) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was March 7, 2022. Additional information was not provided to the Department of Planning and Zoning prior to the deadline. Section 16.104(b)(1) states:

The developer has presented a petition demonstrating the desirability of waiver; if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Zoning - Tamara Frank
Greg Benefiel, Survey's Inc. (surveysinc@verizon.net)



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

(410) 313-2350

DPZ Office Use only:
 File No. *WP-22-030*
 Date Filed *9/22/21*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: U&O for Lee's towing company. Existing use, no woodlands on-site. Existing 6 foot fences and walls and adjacent vegetation.

Subdivision Name/Property Identification: Lee's Towing / Account # 409490

Location of property: 7968 Dorsey Run Road Jessup, Maryland 20794

Existing Use: Towing and storage yard **Proposed Use:** Towing and storage yard

Tax Map: 43 **Grid:** 22 **Parcel No:** 256 **Election District:** 06

Zoning District: M-2 **Total site area:** 1.35 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:

BOA BA-19-027V

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 16.124	Alternative method to the Landscape Manual from planting and setbacks.
Section 16.155(a)	To validate and document the as-built plan to for a Site Deveoplment Plan waiver.
Section 16.1200	Requesting a waiver for the Forest Conservation. The site does not have woodlands and the use may have existed prior to the Forest Conservation Act.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Dale Kemper* Date: *9-20-2021*

Signature of Petitioner Preparer: *[Signature]* Date: *9-17-2021*

Name of Property Owner: Lees Towing of Laurel, LLC Name of Petition Preparer: Survey's, Inc.

Address: 7740 Sharewood Drive Address: 350 Main Street

City, State, Zip: Jessup, Maryland 20794 City, State, Zip: Laurel, Maryland 20707

E-Mail: leestowingllc@yahoo.com E-Mail: surveysinc@verizon.net

Phone No.: 301-596-2020 Phone No.: 301-776-0561

Contact Person: Dale Kemper Contact Person: Gregory Benefiel

Owner's Authorization Attached

September 20, 2021

Petitioner: Dale Kemper
7740 Sharewood Drive
Jessup, MD 20794
(301) 596-2020

Property Owner: Lee's Towing of Laurel, LLC
7740 Sharewood Drive
Jessup, MD 20794

To Whom It May Concern,

I, Dale Kemper, hereby give Greg Benefiel, with Surveys, Inc of Laurel, MD, my permission to be the Plan Preparer for the Alternate Compliance Plan for Lee's Towing of Laurel, LLC property in the Howard County case against me.

Sincerely,

Dale Kemper.

A handwritten signature in blue ink, appearing to read "Dale Kemper", with a long horizontal flourish extending to the right.