



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

February 28, 2022

MHC, LLC
7154 Montevideo Road
Jessup, MD 20794

RE: WP-22-035 7154 Montevideo Road

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.

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):

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

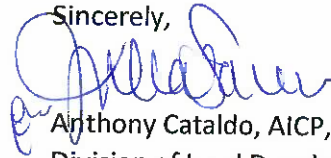
The property is a deeded parcel that was originally developed with a single-family dwelling in the 1950's. The property was rezoned M-2 in 1977 and is currently improved with an existing one-story office building (former dwelling), one-story garage, storage yard and parking area for a hardscape contractor's use. The applicant proposes to construct a 583 square foot addition onto an existing office building. Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the proposed improvements. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. The minor improvements would normally be addressed through a redline submission to an existing site development plan, but there is no existing site plan for this property. 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 minor improvements.

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

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

Sincerely,

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JS

cc: Research
DLD - Julia Sauer



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-27-038**
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: [REDACTED]

Subdivision Name/Property Identification: **7154 MONTEVIDEO RD.**

Location of property: **7154 MONTEVIDEO RD. JESSUP MD 20794**

Existing Use: **COMMERCIAL** Proposed Use: **COMMERCIAL**

Tax Map: **0043** Grid: **0010** Parcel No: **0278** Election District: **01**

Zoning District: **M-2** Total site area: **37,586 Sq. Ft. - 0.8629 AC.**

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:

ACTIVE PLAN ON FILE ECP-7154 TO ADD AN ADDITION TO EXISTING STRUCTURE.

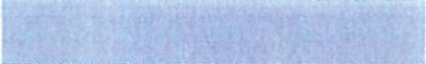
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
SECTION 16.155 (a)(1)(i)	WAIVING SITE PLAN TO ADD 583 SF. ADDITION


Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 09.24.2021

Signature of Petitioner Preparer:  Date: 

Name of Property Owner: MCH LLC Name of Petition Preparer: 

Address: 7154 MONTEVIDEO RD Address: 
 JESSUP MD 20794

City, State, Zip: JESSUP MD 20794 City, State, Zip: 

E-Mail: John@firsthardscapes.com E-Mail: 

Phone No.: 301.370.0649 Phone No.: 

Contact Person: JOAO MORGADO Contact Person: 

Owner's Authorization Attached