



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 29, 2021

Benchmark Engineering, Inc.
8480 Baltimore National Pike, Ste. 315
Ellicott City, MD 21042

Sent via email to bei@bei-civilengineering.com
marylandbuildingco@gmail.com

RE: WP-22-040, 9572 Old Frederick Road
Virtual Meeting Request

Dear Sir or Madam

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed.

As of the date of this letter, 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 16.128(c)(1)** of the Subdivision and Land Development Regulations to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 Howard County State of Emergency.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.128(c)(1) would result in unwarranted hardship. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.

The Centers for Disease Control and Prevention (CDC) guidelines recommends limiting indoor gatherings. To allow the continuity of operations and essential functions related to construction, the Department of Planning and Zoning developed guidelines for conducting virtual meetings that must be met for approval of alternative compliance. This alternative process will allow applicants the same rights as others, to submit development plans, during a time when in-person events are restricted due to public health concerns.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.

The presubmission community meeting requirement is an administrative procedure required for most developments to begin the development process. Physical conditions of the property are not considered

when applying the presubmission community meeting requirements. Therefore, this criterion does not apply.

3. The variance will not confer to the applicant a special privilege that would be denied to other applicants.

Alternative compliance to the physical meeting requirement will not confer a special privilege since it is the only means of conducting these meetings under CDC guidelines and will be needed for all applicants during this time. The pre-submission community will be held through virtual means and DPZ will require that guidelines be met to ensure that all necessary information is provided, and accommodations are made to assist people that may need assistance accessing technology.

4. The modification is not detrimental to the public health, safety or welfare, or injurious to other properties.

Conducting a virtual presubmission community meeting will comply with the CDC guidelines, allow for social distancing and the policies enacted to protect the public during the COVID-19 pandemic.

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

1. The petitioner must comply with the Department of Planning and Zoning's Virtual Presubmission Meeting Guidelines for applying and hosting a virtual public meeting (attached).

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 will remain valid as long as the Howard County State of Emergency is in effect.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

DocuSigned by:
Amy Gowan
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Amy Gowan, Director
Department of Planning and Zoning

AG/ac/js

cc: Research
DLD - Julia Sauer



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 9572 Old Frederick Road

Subdivision Name/Property Identification: 9572 Old Frederick Road

Location of property: 9572 Old Frederick Road, Ellicott City MD 21042

Existing Use: Residential **Proposed Use:** 7-Lot Subdivision

Tax Map: 17 **Grid:** 15 **Parcel No:** 359 **Election District:** 2

Zoning District: R-20 **Total site area:** 3.993


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:

L.19711/F.00126
 The site currently has an existing dwelling with a stone stairwell/wall to remain and a few ancillary on-site structures to be removed. The southern boundary abuts the MD Route 99 (Old Frederick Road) R/W. The site access drive extends from this boundary and ties into the roadway. The eastern boundary abuts the grounds of Mt. Hebron High School. The northern and western boundaries abut existing single family housing developments. It is mostly wooded along the property lines with the existing structures in the mostly lawn central area.

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
16.128(c)(1)	Requesting permission to host a virtual Pre-submission Community Input Meeting.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 10-27-2021

Signature of Petitioner Preparer:  Date: 10/27/21

Name of Property Owner: Becker Building Company, LLC.

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 2077 Somerville Road
Suite 206

Address: 8480 Baltimore National Pike
Suite 315

City, State, Zip: Annapolis, MD 21401

City, State, Zip: Ellicott City, MD 21042

E-Mail: marylandbuildingco@gmail.com

E-Mail: bei@bei-civilengineering.com

Phone No.: 301-875-3831

Phone No.: 410-465-6105

Contact Person: Joe Lomangino

Contact Person: Mike Riedel

Owner's Authorization Attached