



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

December 15, 2021

Ms. Susan Anderson
West End Service, Inc. (Char Mar, LLC.)
8600 Frederick Road
Ellicott City, MD 21043

RE: WP-22-047 Char Mar Alternative Compliance application
APPROVED

Dear Ms. Anderson:

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 December 14, 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 and Section 16.147** of the Subdivision and Land Development Regulations to reconfigure four existing deeded parcels identified as Tax Parcels #18, #318, #334 and #335 on Tax Map 25, Grid 7 into four parcels with the same parcel numbers.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of **Section 16.102 and Section 16.147** 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.

Howard County Subdivision and Land Development Regulations require the creation of this fee simple parcel by preparations of either a formal subdivision plan or by adjoinder deed conveyances through the approval of an Alternative Compliance request to waive the requirement of a final plat. The submission of a final plat requires compliance with items listed in the Department of Planning and Zoning Final Plan Checklist including environmental reports for wetland, stream, floodplain and their associate buffers; traffic studies; landscape, etc. and other aspects of subdivision. In this specific case there is no proposes subdivision to create any new lots requested with this Alternative Compliance request. Strict compliance to the regulations and recording a final record plat to reconfigure the common lot line between Tax Parcels #18, #318, #334 and #335 requires the owner to adhere to all items of subdivision which in this instance is not practical. Because no residential or commercial development on these tax parcels is being proposed, complying with subdivision plan requirements for preparing a final plat are not warranted. Approval of this alternative compliance promotes the efficiency of the plan review process.

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

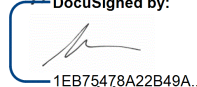
1. Through the adjointer deed process, Tax Map 25 Parcels 18, 318, 334 and 335 shall be reconfigured as shown on Exhibit B submitted with WP-22-047; no new lots or parcels are to be created or endorsed under this approval.
2. The applicant must record the new deed of reconfiguration in the Land Records Office of Howard County, MD within 90 days of the date of alternative compliance approval (**on or before March 14, 2022**). A copy of the recorded Deed of reconfiguration shall be submitted to the Department of Planning and Zoning for file retention purposes within 30 days of deed recording.
3. Metes, bounds, bearings and distance information must be provided for ALL lot lines for all three parcels on the new adjointer deeds when recorded.
4. WP-22-047 shall be referenced in the confirmatory adjointer deeds.
5. The adjointer deed exhibit that is to be recorded must show and label existing internal parcel lines to be “adjusted, removed, or modified” as part of the adjointer deed transfer and must show new parcel configuration as well.
6. Revise the file plan exhibits to include metes, bounds, bearings and distance information for all lot lines and include notes indicating all critical access easements with Liber/Folio reference.
7. Advisory – Per Section 16.603A of the Subdivision and Land Development Regulations, future plan submissions are required to come before the Historic Preservation Commission for Advisory comments. More information available at the Commissions website: <https://www.howardcountymd.gov/boards-commissions/historic-preservation-commission>

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 the time period specified in the conditions of approval.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Fisher, Collins & Carte, 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: _____

Subdivision Name/Property Identification: PROPERTY OF CHAR MAR, LLC

Location of property: 8578, 8600 FREDERICK ROAD AND KLEIN AVENUE

Existing Use: COMMERCIAL AND RESIDENTIAL **Proposed Use:** COMMERCIAL AND RESIDENTIAL

Tax Map: 25 **Grid:** 7 **Parcel No:** 18,318,334 & 335 **Election District:** SECOND

Zoning District: B-2 AND R-SC **Total site area:** 10.94 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-20-051 approved on february 12, 2020

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
16.102	APPLICABILITY OF REGULATIONS FOR THE DIVISION OR DEVELOPMENT OF LAND IN HOWARD COUNTY, MARYLAND.
16.147	PREPARATION OF A FINAL PLAT - THE FINAL PLAT BECOMES THE OFFICIAL RECORD OF THE DIVISION OF LAND, AND NO LOT WITHIN THE SUBDIVISION MAY BE SOLD LEGALLY UNTIL A FINAL PLAT HAS BEEN APPROVED AND RECORDED BY THE DEPARTMENT OF PLANNING AND ZONING.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  member Date: NOVEMBER 2, 2021

Signature of Petitioner Preparer:  Date: NOVEMBER 2, 2021

Name of Property Owner: SUSAN ANDERSON, MEMBER Name of Petition Preparer: FISHER, COLLINS & CARTER, INC.

Address: 8600 FREDERICK ROAD Address: 10272 BALTIMORE NATIONAL PIKE

City, State, Zip: ELLICOTT CITY, MARYLAND 21043 City, State, Zip: ELLICOTT CITY, MARYLAND 21042

E-Mail: sanderson@westendservice.com E-Mail: tfisher@fcc-eng.com

Phone No.: 410-465-4455 Phone No.: 410-461-2855

Contact Person: SUSAN ANDERSON Contact Person: TERRY FISHER

Owner's Authorization Attached