



# 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 16, 2021

Mr. Paul Saiz  
Bolder Restaurant  
17004 Frederick Road  
Mt. Airy, MD 21771

Dear Mr. Saiz:

RE: WP-22-054, Bolder Restaurant

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 16.156(g)(2)** of the Subdivision and Land Development Regulations to extend the November 22, 2021 deadline date to submit the requested additional information for the site development plan SDP-22-005.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) 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):

The owner's engineer did not anticipate the initial review comments from the Subdivision Review Committee (SRC). Additional time is needed by the development team to prepare a plat of easement and a Sediment Control Plan, to address requirements for quantitative SWM and to resolve issues related to the existing on-site septic system. Granting the Alternative Compliance request and extending the deadlines does not eliminate any technical requirements but provides the time necessary to resolve the SRC comments. In addition, strict compliance with the regulations would require the developer to submit a new application and plans for review with only minor changes as there have been no technical changes to the regulations since the expired deadline date. Approval of the alternative compliance promotes efficiency of the plan review process.


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

1. The Site Development Plan (SDP-22-005) must be resubmitted **within 45-days from the date of the letter on or before January 30, 2022.**
2. On all future plan submissions, provide a brief description of alternative compliance petition, WP-22-054, as a general note to include request(s), section(s) of the regulations, action and date.

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 for the time period specified in the conditions of approval.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC:bl

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services  
Marren Architects, Inc.  
Colbert Matz Rosenfelt, LLC  
Anthony LaRose, DPS&ZA  
SDP-22-055



**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-22-054*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** [REDACTED]

**Subdivision Name/Property Identification:** BOLDER RESTAURANT

**Location of property:** 17004 FREDERICK ROAD, MOUNT AIRY, MD 21771

**Existing Use:** RESTAURANT      **Proposed Use:** RESTAURANT

**Tax Map:** 07      **Grid:** 02      **Parcel No:** 288      **Election District:** 04

**Zoning District:** RC-DEO      **Total site area:** 33,512 SQ.FT. OF 0.769 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:

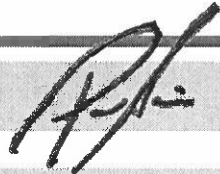
Zoning Citation No.: 1241754462, Consent Order 6/4/2021  
 ECP Approved 7/14/2021 (ECP-21-021)  
 SDP submitted and first comments received (SDP-22-005)

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(g)(2)	The additional information requested by the County in order to decide whether to approve the plan is not possible to be completed within 45 days. Not providing an extension would create an unreasonable hardship because it would invalidate the considerable amount of time and money we have spent working diligently to complete the plan and we are committed to completing this to the County's satisfaction.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date: 11/22/21

Signature of Petitioner Preparer:

STU DARLEY  
STU DARLEY (Nov 23, 2021 15:07 EST)

Date: 11/22/21

Name of Property Owner: Paul Saiz

Name of Petition Preparer: Stu Darley

Address: 17004 Frederick Road

Address: 2835 Smith Avenue

City, State, Zip: Mount Airy, MD 21771

City, State, Zip: Mount Airy, MD 21771

E-Mail: psalz@goldleafgrp.com

E-Mail: sdarley@cmrengineers.com

Phone No.: 410-489-2491

Phone No.: 410-489-2491

Contact Person: Paul Saiz

Contact Person: Stu Darley



Owner's Authorization Attached