



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

March 30, 2022

J2J LLC
attn: Robert Harton
6685 Santa Barbara Court, Suite E
Elkridge MD 21075

RE: WP-22-066 Stonewood 5 Storage (SDP-21-052)

Dear Mr. Harton:

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 March 29, 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 **Sections 16.116(a)(1) and 16.116(a)(2)(i)** of the Subdivision and Land Development Regulations to grade within a wetland, the wetland buffer and an intermittent stream buffer and **Section 16.1209(b)(1)** of the County Code to purchase credits from a forest mitigation bank in lieu of establishing on-site retained or planted forest conservation easements that are a minimum of 75 feet from the banks of an intermittent stream.

The Department of Planning and Zoning has acted in accordance with Section 16.104(b)(1) of the Subdivision and Land Development Regulations. The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was March 12, 2022. Additional information was not provided to the Department of Planning and Zoning prior to the deadline. Accordingly, 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 Derrick Jones at (410) 313-4330 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: Research DLD - Julia Sauer Vogel+Timmons



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Stonewood 5 Storage (Stonewood Business Center)
 Subdivision Name/Property Identification: EGU Subdivision Parcel A-2 Section 2, Area 6
 Location of property: 7205 Oakland Mills Road
 Existing Use: Vacant Proposed Use: Self Storage
 Tax Map: 42 Grid: 11 Parcel No: 528 Election District: 6th
 Zoning District: NT Total site area: 1.79 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:

ECP-12-030; WP-13-023; FDP-142-A-II; SDP-21-052

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
<u>16.116(a)(1)</u>	<u>Grading, removal of vegetative cover and trees not permitted within 25' of a wetland</u>
<u>16.116(a)(2)(i)</u>	<u>Grading, removal of vegetative cover and trees not permitted within 50' of an intermittent stream bank.</u>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Robert Harton* Date: 9-7-21

Signature of Petitioner Preparer: *[Signature]* Date: 12/20/21

Name of Property Owner: *JDS LLC* Name of Petition Preparer: *Vogel Engineering + Timmons Group*

Address: *6685 Santa Barbara Court, Site E* Address: *3300 North Ridge Road, Suite 110*

City, State, Zip: *Elkridge, MD 21075* City, State, Zip: *Ellicott City, MD 21043*

E-Mail: [Redacted] E-Mail: *rob.vogel@timmons.com*

Phone No.: *443-459-5080* Phone No.: *410-461-7666*

Contact Person: *Robert Harton* Contact Person: *Robert H. Vogel*

Owner's Authorization Attached