



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 9, 2022

Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042

Sent via email to soh@talkin-oh.com

RE: WP-22-081, Lane, Peddicord, Stirn Property
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
5B4D5DD9470C4D4...

Amy Gowan, Director
Department of Planning and Zoning

AG/ac/jw

cc: Research
DLD - Julia Sauer



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Lane/Peddicord/Stirn Property, ±13.558 acres total

Subdivision Name/Property Identification: see attached

Location of property: see attached

Existing Use: Residential

Proposed Use: Age Restricted Adult Housing

Tax Map: see attached **Grid:** see attached **Parcel No:** see attached **Election District:** 2

Zoning District: R-20 **Total site area:** ±13.558 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:

F-96-122
 SDP-04-155

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 16.128(c)(1)	Request relief from Section 16.128(c)(1) "The Meeting shall be: Held at a location within the community of the proposed development, in a public or institutional building located within approximately five miles of the subject property" to host a Pre-submission Community Meeting via Virtual Meeting.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Authorization Attached Date: 2/7/2022

Signature of Petitioner Preparer: Sang W. Oh / SWP Date: 2/7/2022

Name of Property Owner: see attached Name of Petitioner Preparer: Talkin & Oh, LLP

Address: c/o Pleasants Development 24012 Frederick Road, Suite 200 Address: 5100 Dorsey Hall Drive

City, State, Zip: Clarksburg, MD 20871 City, State, Zip: Ellicott City, MD 21042

E-Mail: CWagner@pleasants.org E-Mail: soh@talkin-oh.com

Phone No.: 301-428-0800 Extension 1013 Phone No.: 410-964-0300

Contact Person: Clark Wagner Contact Person: Sang W. Oh

Owner's Authorization Attached