



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

April 4, 2022

Howard County Department of Public Works
Attn: George Gibson

Sent via email to: ggibson@howardcountymd.gov

RE: WP-22-092 Valley Lane Sewage Pump Station (S6600)

Dear Mr. Gibson:

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 April 3, 2022 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 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to use the alternative compliance exhibit as a substitute for the site development plan to renovate the existing sewer pumping station.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1)(i) 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.

The Howard County Department of Public Works, Utility Design Division is performing a task under Capital Project S6600 to make improvements to the existing Valley Lane Wastewater Pumping Station. The improvements mainly focus on station safety and code compliance. The purpose of the project is to regain access to the wet well, which is currently hindered by the site grade and to raise the slab and wet well to allow the site to be graded for drainage away from the station. The project includes replacing the existing building and installing a retaining wall with a concrete pad and overhead canopy for new electrical components within the building footprint. Also included is the maintenance and repair of the existing fence, repaving of the access driveway and drainage improvements. Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the proposed project. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. Approval of the alternative compliance promotes efficiency of the plan review process as the alternative compliance drawings include all relevant information needed for this project's minor improvements.

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


1. The Capital Project construction drawings shall serve as the substitute for the site development plan for development. No disturbance is permitted beyond the limit of disturbance as shown on Capital Project construction drawings, unless it can be sufficiently demonstrated by the applicant to be justified. No disturbance to the streams, wetlands, or their buffers are permitted.

2. Existing landscaping should remain. If an existing tree within the project area requires removal, it should be replaced with a native species in accordance with nursery stock standards.
3. The applicant shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections of Inspections, Licenses and Permits and the Maryland Department of the Environment.

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 one year from the date of this letter.**

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer



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:

Location of property:

Existing Use:

Proposed Use:

Tax Map:

Grid:

Parcel No:

Election District:

Zoning District:

Total site area:

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:

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 Reference No.	Brief Summary of Request

Signature of Property Owner:

Date:

Signature of Petitioner Preparer:

Date:

Name of Property Owner:

Name of Petition Preparer:

Address:

Address:

City, State, Zip:

City, State, Zip:

E-Mail:

E-Mail:

Phone No.:

Phone No.:

Contact Person:

Contact Person:

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request



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