



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

August 3, 2022

Joseph Gonzalez
2021 Cascade Rd.
Silver Spring, MD 20902

RE: WP-22-102 Antonio's Trucking, Inc.
7202 Montevideo Road

Dear Mr. Gonzalez:

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 August 2, 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 add a 420 square foot porch addition onto an existing office structure.

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 [four (4) items OR 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 property is a deeded parcel that was originally developed with a single-family dwelling in the 1950's. The property was rezoned M-2 in 1977 and is currently improved with an existing one-story office building (former dwelling), a storage shed, storage yard and parking area for a commercial truck rental and hauling business. The applicant proposes to construct a 420 square foot open porch addition onto an existing office building for waiting customers. Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the proposed improvements. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. The minor improvements would normally be addressed through a redline submission to an existing site development plan, but there is no existing site plan for this property. 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 applicant shall comply with all applicable County and State regulations, including the Americans with Disabilities Act (ADA), and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

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 or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Zoning – Annette Merson, Steve Rolls, J.J. Hartner



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. WOP-22-102
 Date Filed 3/25/22

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 0.46 ac Commercial use site used for a trucking rental & hauling business

Subdivision Name/Property Identification: _____

Location of property: 7202 Montevideo Rd, Jessup MD 20794

Existing Use: Commercial Proposed Use: Commercial

Tax Map: 0043 Grid: 0010 Parcel No: _____ Election District: _____

Zoning District: M-2 Total site area: 0.46 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:

No previously submitted or currently active plans. Site has been used by Antonios Trucking, Inc since 2018. Site has a 1276 sf 1-sty frame building used for an office, and a 600 sq storage shed at the back.

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>Section 16.155 (a)(1)(i)</u>	<u>Request to waive Site Plan requirement to allow the construction of a 420 sf porch roof structure at the front of the building.</u>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Raul Arguedo Date: 3/22/22

Signature of Petitioner Preparer: Joseph Gonzalez Date: 3/22/22

Name of Property Owner: Antonios Trucking Inc Name of Petition Preparer: Joseph Gonzalez

Address: 7202 Montevideo Rd Address: 2021 Cascade Rd

City, State, Zip: Jessup MD City, State, Zip: Silver Spring MD 20902

E-Mail: antoniostruckinginc@gmail.com E-Mail: josephgonzalez2000@gmail.com

Phone No.: 443 864-0495 Phone No.: 240 281 8376

Contact Person: Raul Arguedo Contact Person: Joseph Gonzalez

Owner's Authorization Attached