



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

January 3, 2023

Mr. Donald R. Reuwer, Jr.
8318 Forrest Street
Suite 200
Ellicott City, MD 21043

Dear Mr. Reuwer:

RE: WP-22-103, Pleasant Prospect Farm
4389 and 4401 Jennings Chapel Road

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 22, 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 16.147(a)** of the Subdivision and Land Development Regulations to reconfigure the boundary of Parcels 14 and 221 so that the fence lines for the existing paddock are contained within one parcel.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.147(a) 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 difficulty may result from strict compliance with the regulations.

The sole purpose of this request is to reconfigure two deeded parcels into two new parcels by adjoiner deed to allow the fence and paddock to be included on one parcel instead of bisecting parcels. This reconfiguration will allow the parcels to function independently. The Administrators of the MALPF program support this request and approved new legal descriptions on January 19, 2022. The preparation and recordation of a plat would not benefit or alter existing site conditions and would create an unreasonable hardship for the applicant. The consolidation via the adjoiner deed process will have the same result that plat process would create. There will be no additional land included and no new lots or parcels will be created with this process. Existing site and natural features will not be disturbed or altered in any way, and the plan exhibit provided with this petition shall be retained as part of the petition's file. Approval of this alternative compliance promotes efficiency of the plan review process and will facilitate the MALPF process.

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

1. Include a reference to County File Number WP-22-103 in the adjoiner deeds. The deed of consolidation/adjoiner for the affect parcels must be recorded within the Howard County Land Record office within 180 days of the date of the approval of WP-22-103 (on or before July 2, 2023).

2. A copy of the recorded consolidation deeds shall be submitted to this Department for file retention purposes within 30 days of recordation of the new deeds.
3. Approval of this alternative compliance petition is for the stated 2 parcels/lots (Parcel 14, including vacated Lot 1 of the Specht Property and Parcel 221) included in this petition. No additional lots are to be created and no new development, construction or improvements are permitted with this request.
4. The deed of consolidation/adjoiner shall reference this alternative compliance petition file number (WP-22-103).

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 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.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

cc: Research
DLD - Julia Sauer
Real Estate Services
Joy Levy, Administrator, Agricultural Land Preservation
M/B and Associates.



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: [Redacted]

Subdivision Name/Property Identification: Pleasant Prospect Farm

Location of property: 4389 & 4401 Jennings Chapel Road, Brookeville, MD 20833

Existing Use: Horse Farm/Residence **Proposed Use:** Horse Farm/Residence

Tax Map: 21 **Grid:** 13 **Parcel No:** 221 & 14 **Election District:** 5th

Zoning District: RC **Total site area:** P14: 86.25 acres +/-; P221: 213.16 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-99-44 created Lot 1 Specht Property, Plat 13864.
 Originals only plat to vacate Specht Lot 1 - approved 4/8/19.
 WP-19-103 - Same as the instant request - process halted by Covid pandemic.

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
16.102	Applicability of Regulations for the division or development of land in Howard County.
16.147	Preparation of Final Plat - The final plat becomes the official record of the division of land, and no lot within the subdivision may be sold legally until a final plat has been approved and recorded by the Dept. of Planning and Zoning.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

[Handwritten Signature]

Date:

3-27-22

Signature of Petitioner Preparer:

[Handwritten Signature]

Date:

3-22-22

Name of Property Owner:

(see attached)

Name of Petitioner Preparer:

Donald R. Reuwer, Jr.

Address:

8318 Forrest Street
Suite 200

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8318 Forrest Street
Suite 200

City, State, Zip:

Ellicott City, MD 21043

City, State, Zip:

Ellicott City, MD 21043

E-Mail:

dreuwer@ldandd.com

E-Mail:

dreuwer@ldandd.com

Phone No.:

410-992-4600

Phone No.:

410-992-4600

Contact Person:

Donald R. Reuwer, Jr.

Contact Person:

Donald R. Reuwer, Jr.




Owner's Authorization Attached

Owners' Authorization

Owner of 4839 Jennings Chapel Road: Deborah L. Reuwer and Megan L. Reuwer as Trustees of the Reuwer Family Resource Trust u/a dated April 23, 2015 (by Confirmatory and Corrective Deed dated August 1, 2019 and recorded in Book 18891, page 10).

I hereby authorize Donald R. Reuwer, Jr. to submit the attached Alternative Compliance Application (Section references 16.102 and 16.147).


By: 
Megan L. Reuwer, Trustee of the
Reuwer Family Resource Trust u/a dated
April 23, 2015

Owners of 4401 Jennings Chapel Road:

Lot 1: Donald R. Reuwer, Jr. as Trustee of the Reuwer Family Holdings Trust u/a dated July 29, 2016 (by Deed dated August 1, 2019 and recorded in Book 17144, page 411);

85.25 acres +/- : FAL Properties, LLC (by Deed dated December 15, 2011 and recorded in Book 13664, page 65)

I hereby authorize Donald R. Reuwer, Jr. to submit the attached Alternative Compliance Application (Section references 16.102 and 16.147).

By: 
Donald R. Reuwer, Jr., Trustee of the
Reuwer Family Holdings Trust u/a dated
July 29, 2016

FAL Properties, LLC

By: 
Donald R. Reuwer, Jr., Authorized Person