



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

May 24, 2022

Mr. Donald Reuwer
Howard Land Investor
8318 Forrest Street, Ste 200
Ellicott City, MD 21043

RE: WP-22-114 Pierce Property
Alternative Compliance Approved

Dear Mr. Reuwer:

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 May 24, 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 **Sections 16.144(r)(5), 16.144(p)(1) and 16.144(q)** of the Subdivision and Land Development Regulations to reactivate previously approved plans F-21-039 Pierce Property Lot 1, Open Space Lot 2 and Non-Buildable Bulk Parcels A & B, an extension to the deadlines for payment of fees and to submit the original final plat for recordation.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(r)(5), 16.144(p)(1) and 16.144(q) 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 intent of the regulations is to provide timely processing and predictable developments processes in Howard County. This plan was approved and complies with all County regulations. Granting the Alternative Compliance request does not relax any technical requirements but allows the developer additional time to complete a process which they have already begun. If the plan is not re-activated, the Developers Agreement process will be stopped which will also delay the construction of the sewer mains that will serve the future properties. Should this alternative compliance not be approved, the applicant would be required to submit a new plan matching the existing plan creating an unreasonable hardship. Approval of this alternative compliance promotes efficiency of the plan review process.

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

1. Approval of this request establishes the following deadlines:
 - a. July 7, 2022 to complete Developers Agreement and payment of fees.
 - b. August 29, 2022 to submit final plat for signature and recordation.
2. Add the following note to the plat: "Alternative compliance application WP-22-114 was approved May 24, 2022 to allow the reactivation of F-21-039, extend the deadline to complete the Developers Agreement, and extend the deadline to submit the final plat original."

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DLD - Julia Sauer
Real Estate Services
Mildenberg Boender & Assoc.



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

(410) 313-2350

DPZ Office Use only:
 File No. *WP-22-114*
 Date Filed *4/29/22*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 10504A SCAGGSVILLE ROAD, LAUREL MD 20723
Subdivision Name/Property Identification: PIERCE PROPERTY
Location of property: ADC MAP: 39, GRID F-4
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Tax Map: 46 **Grid:** 12 **Parcel No:** 277 **Election District:** FOURTH
Zoning District: R-20 **Total site area:** 3.94 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:

WP-20-013
 ECP-19-056
 F-21-039
 WP-21-145
 SP-20-004

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.

Section Reference No.	Brief Summary of Request
Section 16.144(r)(5)	Seeking approval to reactivate the plans.
Section 16.144(p)(1)	Seeking approval to allow for a 90 extension to pay the fees.
Section 16.144(q)	Seeking approval to allow for a 90 extension to submit the original record plat.

Signature of Property Owner:



Date:

3-26-22

Signature of Petitioner Preparer:



Date:

4.26.2022

Name of Property Owner: HOWARD LAND INVEST

Name of Petition Preparer: Mildenberg Boender & Assoc.

Address: 8318 FORREST STREET - SUITE 200

Address: 8318 FORREST STREET - SUITE 300

City, State, Zip: ELLICOTT CITY, MD 21043

City, State, Zip: ELLICOTT CITY, MD 21043

E-Mail: dreuwer@ldandd.com

E-Mail: salomer@mba-eng.com

Phone No.: 410-707-7054

Phone No.: 410-997-0296

Contact Person: Donald Reuwer

Contact Person: Sam Alomer

Owner's Authorization Attached