



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

July 20, 2022

100% Land Inc.
attn: Lisa Reuwer
4401 Jennings Chapel Road
Brookeville MD 20833

RE: WP-22-119 Property at 12451 Clarksville Pike (CE-22-019)

Dear Ms. 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 July 19, 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)** of the Subdivision and Land Development Regulations to the site development plan (SDP) requirement for a nonresidential property that has been operating as a dog daycare business named Pinkie's Play Place since 2016.

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

Unreasonable hardship and practical difficulties may result from strict compliance with the regulations.

The installation of turf material in the rear yard constitutes less than 5,000 square feet of disturbance and does not significantly alter the site and does not require stormwater management in accordance with the design manual. Therefore, it would be a unreasonable hardship to require a formal Site Development Plan for minimal disturbance. Rather, the alternative compliance plan exhibit contains all necessary information for the outdoor turf area and fencing that was installed on-site and all appropriate agencies reviewed the plan submission. There are no proposed changes the existing surface parking spaces on-site. Approval of the alternative compliance promotes efficiency of the plan review process and is the typical process for minor improvements of this nature.

This alternative compliance approval will remain valid for one year from the date of this letter or as long as Zoning Violation case CE-22-019 remains opens. If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: Research / DLD – Julia Sauer / Zoning – Tamara Frank
Don Reuwer



DPZ Office Use only:
 File No. *WP-22-119*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 12451 CLARKSVILLE PIKE

Subdivision Name/Property Identification:

Location of property: 12451 CLARKSVILLE PIKE

Existing Use: PET DAY CARE **Proposed Use:** PET DAY CARE

Tax Map: 34 **Grid:** 12 **Parcel No:** 156 **Election District:** 5

Zoning District: B-2 **Total site area:** 0.418 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:

SEE ATTACHED RESPONSE TO CE-22-019

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
16.155 (A) (1)	REQUEST IS TO NOT REQUIRE A SDP FOR THE INSTALLATION OF PERMEABLE PET TURF IN THE EXISTING FENCED EXERCISE AREA. SEE ATTACHED FOR DETAILS

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Lisa Reuwer

Date:

05/03/22

Signature of Petitioner Preparer:

DR

Date:

5-03-22

Name of Property Owner:

100%LAND, INC

Name of Petition Preparer:

DONALD REUWER

Address:

4401 JENNINGS CHAPEL ROAD

Address:

8318 FORREST STREET
SUITE 200

City, State, Zip: BROOKVILLE, MD 20833

City, State, Zip: ELLICOTT CITY, MD 21043

E-Mail:

LREUWER@WAVERLYRE.COM

E-Mail:

DREUWER@LDANDD.COM

Phone No.:

410-922-4600

Phone No.:

410-707-7054

Contact Person:

LISA REUWER

Contact Person:

DONALD REUWER

Owner's Authorization Attached