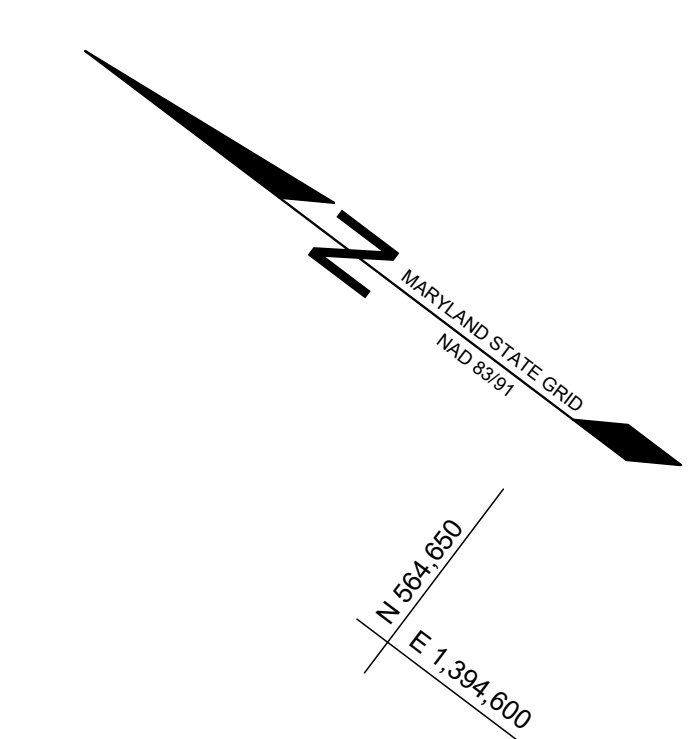
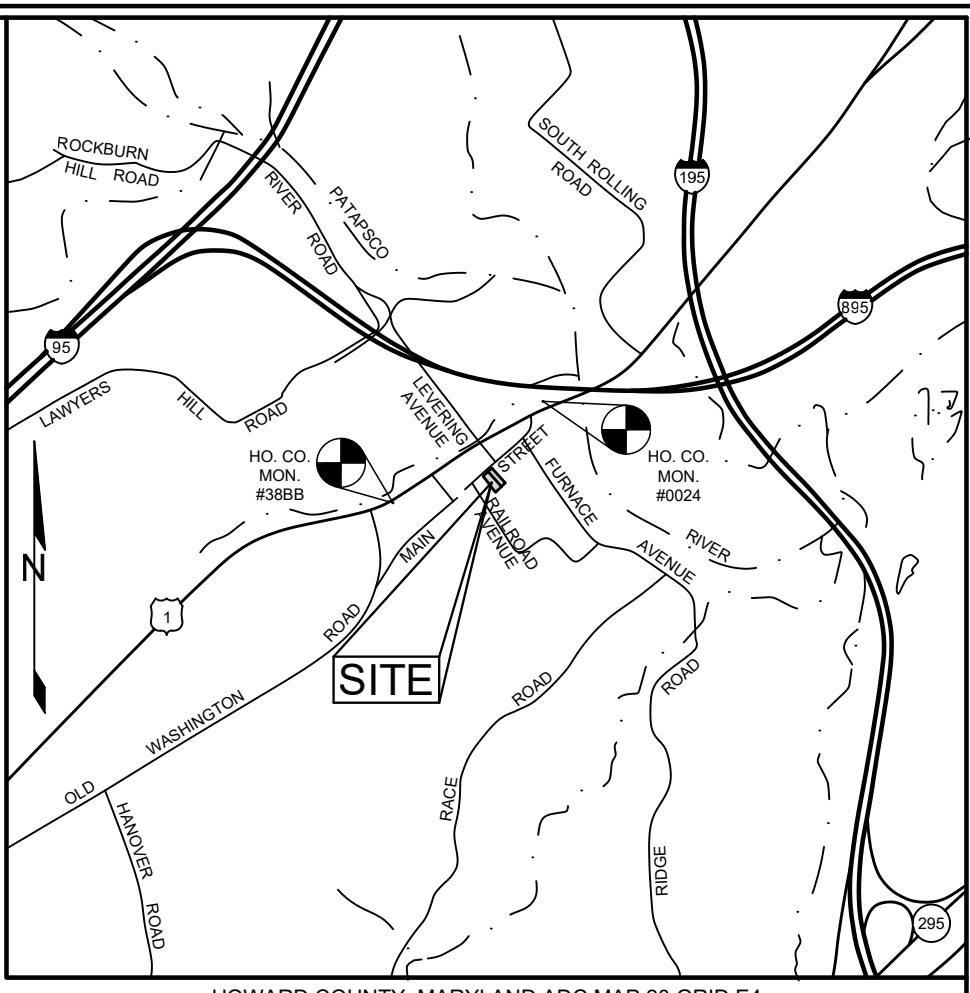


| SOILS LEGEND |  |       |            |
|--------------|--|-------|------------|
| SYMBOL       | NAME / DESCRIPTION                                     | GROUP | 'K' FACTOR |
| CeC          | CHILLUM AND EvesBORO, 10 TO 15 PERCENT SLOPES          | C     | 0.43       |
| UsB          | URBAN LAND-SASSAFRAS-BELTSVILLE, 0 TO 5 PERCENT SLOPES | D     | -          |

NOTES:  
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



| LEGEND                       |                     |
|------------------------------|---------------------|
| EXISTING CONTOUR GIS         | --- 382             |
| EXISTING FIELD RUN CONTOUR   | --- 382             |
| EXISTING TREELINE            | ~~~~~               |
| SOILS                        | --- (with patterns) |
| ROAD CENTERLINE              | ---C---             |
| ZONING DELINEATION           | ---Z---             |
| EXISTING OVERHEAD WIRES      | OH OH               |
| EXISTING UTILITY POLE        | ⊕                   |
| PROPOSED ADA COMPLIANCE AREA | --- (shaded)        |
| EXISTING TREE                | ⊙                   |
| TO BE REMOVED                | ⊙ (with slash)      |
| TBR                          | ⊙ (with cross)      |



**GENERAL NOTES**

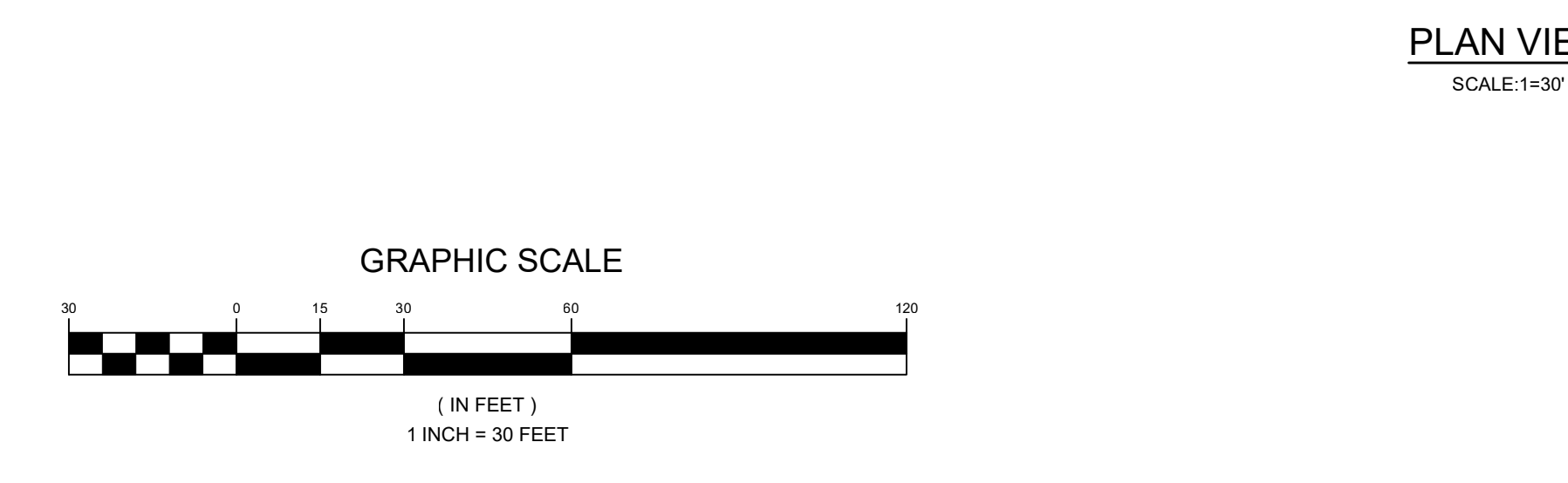
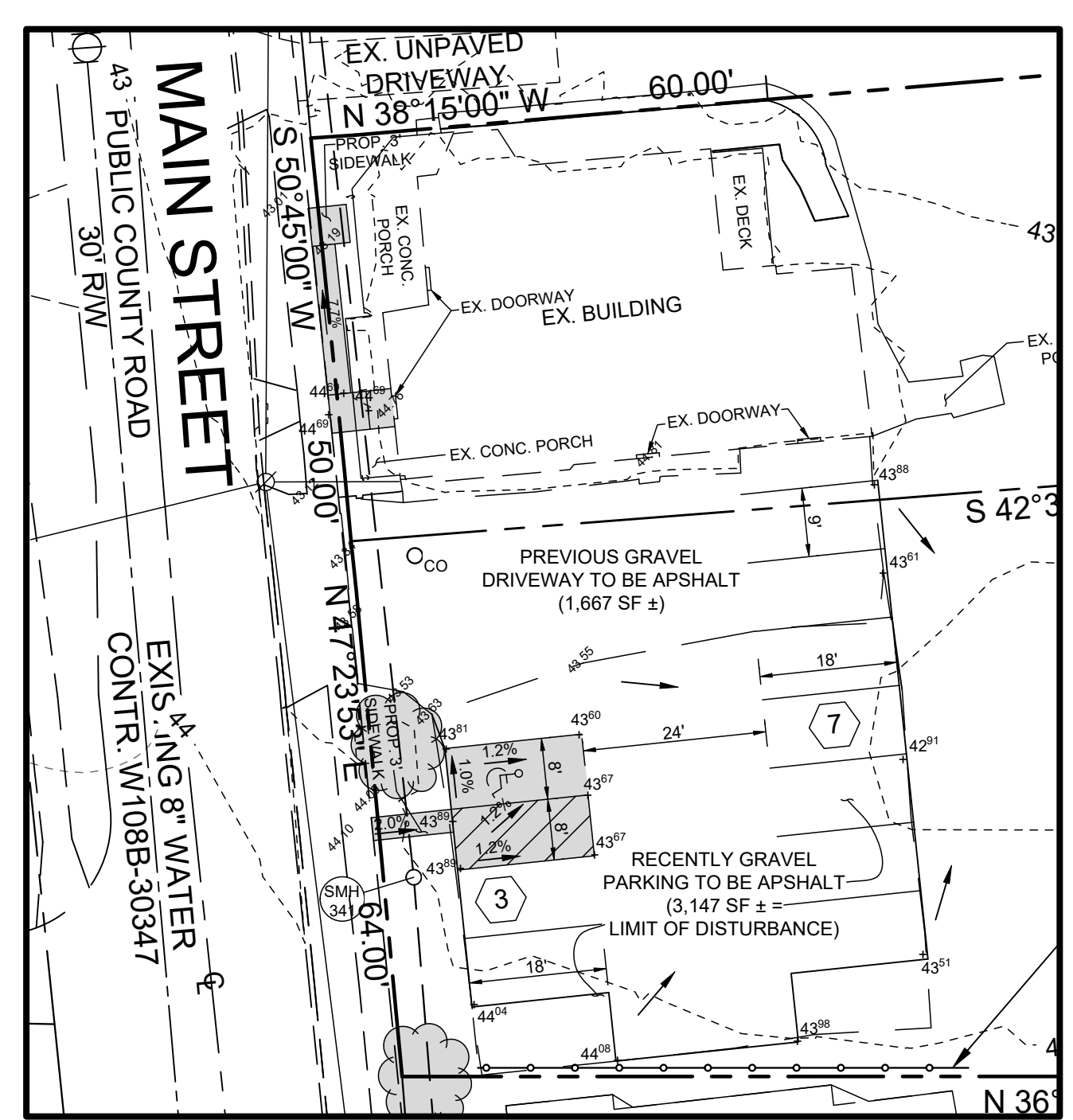
- SUBJECT PROPERTY ZONED B-1 PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY INFORMATION:  
 AREA OF PROPERTIES:  
 CURRENT DEVELOPMENT:  
 PARCEL 694: 0.2572 AC ±  
 PARCEL 695: 0.3814 AC ±  
 0.6386 AC ±  
 FUTURE DEVELOPMENT:  
 PARCEL 1, LOT 1: 0.3106 AC ±  
 PARCEL 1, LOT 2: 0.5408 AC ±  
 0.8512 AC ±  
 DEED REFERENCES:  
 CURRENT DEVELOPMENT:  
 PARCEL 694: LIBER 20671, FOLIO 190  
 PARCEL 695: LIBER 20671, FOLIO 190  
 FUTURE DEVELOPMENT:  
 PARCEL 1, LOT 1: LIBER 21507, FOLIO 296 \*  
 PARCEL 1, LOT 2: LIBER 20671, FOLIO 190 \*  
 PROPERTY ADDRESSES:  
 PARCEL 694: 5765 MAIN STREET, ELKDRIDGE MARYLAND 21075  
 PARCEL 695: 5 MAIN STREET, ELKDRIDGE MARYLAND 21075  
 PARCEL 1, LOT 1: 5639 NE RAILROAD AVENUE, ELKDRIDGE MARYLAND 21075  
 PARCEL 1, LOT 2: 5635 RAILROAD AVENUE, ELKDRIDGE MARYLAND 21075

\* NOTE: AS OF THE DATE OF THIS PLAN, THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATIONS WEBSITE SHOWS THE OWNER OF PARCEL 1, LOT 1 AS FEDERAL HOME LOAN MORTGAGE COMPANY, AND PARCEL 1, LOT 2 AS ALLOHA CAPITAL, LLC. HOWEVER, WR EARP, LLC HAS PURCHASED BOTH OF THESE LOTS. WR EARP, LLC IS PURSUING CORRECTIVE ACTIONS WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.

- THE BOUNDARY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS AND TAX MAP RECORDS.
- THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT INTERVALS AND IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2018.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE NRCS WEL SOIL SURVEY WEBSITE.
- A FIELD REVIEW AND ASSESSMENT OF PARCELS 694 AND 695 WAS COMPLETED BY SILL ENGINEERING GROUP, LLC IN APRIL OF 2022. NO STREAMS OR WETLANDS OR THEIR ASSOCIATED BUFFERS ARE LOCATED ON THE PROPERTIES. NO STEEP SLOPES ARE PRESENT ON THE SUBJECT PROPERTIES. NO RARE, THREATENED SPECIES ARE KNOWN TO OCCUR ON THE SUBJECT PROPERTIES. TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES ARE KNOWN TO OCCUR ON THE SUBJECT PROPERTY. THE KLOMAN BUILDING, HO-327, IS LOCATED ON 5765 MAIN STREET.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, UIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- IN JULY OF 2022, THE HISTORIC PRESERVATION COMMISSION HELD A PUBLIC HEARING TO REVIEW THE SUBJECT PROPERTY AT 5765 & 5769 MAIN STREET AND PROVIDED ADVISORY COMMENTS TO THE DEPARTMENT OF PLANNING AND ZONING ON AUGUST 4, 2022.
- EXISTING USE: RESIDENTIAL AND COMMERCIAL  
 PROPOSED USE: RESIDENTIAL AND COMMERCIAL  
 THE COMBINED TOTAL LIMIT OF DISTURBANCE OF 4,814 SF IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE INCREASE EXCEEDING 5,000 SF SHALL BE REQUIRED TO MEET CURRENT STORMWATER MANAGEMENT CRITERIA.
- CONTRACTOR TO ENSURE ALL PROPOSED EXTERIOR ACCESSWAYS, INCLUDING SIDEWALKS, RAMPS, STAIRS, AND HANDICAP ACCESSIBLE AREAS COMPLY WITH THE MOST RECENT APPLICABLE VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS SUBJECT TO THE HOWARD COUNTY TEMPORARY USE CASE TP-22-003 AUTHORIZING THE TEMPORARY PARKING OF MOTOR VEHICLES AT 5769 MAIN STREET FOR 90 DAYS AND WAS APPROVED ON MAY 07TH OF 2022 WITH THE FOLLOWING CONDITIONS:  
 • THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.  
 • THE PETITIONER SHALL CONDUCT THE TEMPORARY USE IN SUBSTANTIAL CONFORMANCE WITH THE RECORDED TESTIMONY.  
 • THE PARKING AREA SURFACE SHALL REMAIN GRAVEL UNLESS AND UNTIL THE PETITIONER OBTAINS APPROVAL FROM THE COUNTY FOR DEVELOPMENT OF PERMANENT PARKING AT THE PROPERTY.  
 • THE PETITIONER SHALL APPLY FOR, AND OBTAIN APPROVAL OF, A SITE DEVELOPMENT PLAN OR ALTERNATIVE COMPLIANCE TO THE SITE DEVELOPMENT PLAN REQUIREMENT FOR DEVELOPMENT OF PERMANENT PARKING AT THE PROPERTY BY THE EXPIRATION OF THIS ORDER.  
 • THE PETITIONER MAY VOID THE TEMPORARY USE APPROVAL AT ANY TIME BY SUBMITTING A WRITTEN REQUEST TO THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING.
- PARKING REQUIRED:  
 COMMERCIAL: 650 SF X (5 SPACES/1,000 SF) = 3.24 SPACES. USE 4 SPACES.  
 RESIDENTIAL 2 APARTMENT UNITS X (2.3 SPACES/UNIT) = 4.6 SPACES. USE 5 SPACES.  
 PARKING REQUIRED: 9 SPACES.  
 PARKING PROVIDED: 10 SPACES (INCLUDING ONE VAN ACCESSIBLE HANDICAP SPACE).  
 THE SUBJECT PROPERTY IS EXEMPT FROM SETBACK REQUIREMENTS PURSUANT TO HOWARD COUNTY ZONING REGULATION SECTION 128.0.A.6.
- IF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS CODE FOR FOREST CONSERVATION, SECTION 16.1202(b)(1)(i), THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION ACT SINCE THE DEVELOPMENT OF LAND IS LESS THAN 40,000 SF IN SIZE.
- IN ACCORDANCE WITH SECTION 133.0.B OF THE ZONING REGULATIONS, OFF-STREET PARKING AND LOADING SPACES REQUIRED FOR STRUCTURES OR LAND USES ON TWO OR MORE ADJOINING LOTS MAY BE PROVIDED IN A SINGLE COMMON FACILITY ON ONE OR MORE OF SAID LOTS. PROVIDED SAID LOT ARE IN THE SAME ZONING DISTRICT AND ARE OWNED IN COMMON. THE CONTINUED USE OF THE PARKING AREA IS GUARANTEED THROUGHOUT THE LIFE OF THE LAND USE SINCE BOTH PROPERTIES ARE OWNED IN COMMON. THE OWNER IS ACTIVELY PURSUING THE JOINT DEVELOPMENT THAT RESULTS IN THE CONTINUED USE OF THE PARKING AREA, OR A REVISION TO THE LAYOUT THAT WILL OTHERWISE PROVIDE FOR THE PARKING OF THE SALON.

**GENERAL NOTES (CONTINUED)**

- ON OCTOBER 11, 2022 AN ALTERNATIVE COMPLIANCE REQUEST WAS APPROVED FOR SECTION 16.155(a)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO USE THE ALTERNATIVE COMPLIANCE EXHIBIT AS A SUBSTITUTE FOR THE SITE DEVELOPMENT PLAN PROCESS TO CONSTRUCT A PARKING LOT TO ACCOMMODATE A HAIR SALON USE IN AN EXISTING BUILDING. THE ALTERNATIVE COMPLIANCE REQUEST WP-22-125 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SUBJECT TO THE FOLLOWING CONDITIONS:  
 • THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN. NO DISTURBANCE IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT, UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. REDEVELOPMENT OF THE PROPERTY WILL REQUIRE SUBMISSION OF A FORMAL SITE DEVELOPMENT PLAN IN COMPLIANCE WITH THE PROCESSING REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.  
 • REVISE THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT PER THE ATTACHED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT/ ELECTRONIC COPIES OF THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES WITHIN 60 DAYS OF THE DATE OF THIS LETTER (ON OR BEFORE DECEMBER 10, 2022).  
 • 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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 12/22/2022  
 ENGINEERING DIVISION  
 12/21/2022  
 DIVISION OF LAND DEVELOPMENT  
 12/22/2022  
 DIRECTOR

**OWNER/DEVELOPER**  
 WR EARP, LLC  
 6456 PRESTWICK DRIVE  
 HIGHLAND, MARYLAND 20777  
 C/O DAN RYDER  
 RYDER.DAN.T@GMAIL.COM  
 410.946.5855

**SILL ENGINEERING GROUP, LLC**  
 16005 Frederick Road, 2nd Floor  
 Woodbine, Maryland 21797  
 Phone: 413.325.5076  
 Fax: 410.696.2022  
 Email: info@sillengineering.com  
 Civil Engineering for Land Development

DESIGN BY: PS  
 DRAWN BY: TB  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: DECEMBER 19, 2022  
 PROJECT #: 21-112  
 SHEET #: 1 of 2

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 20, 2023.



| SOILS LEGEND |  |       |            |
|--------------|--|-------|------------|
| SYMBOL       | NAME / DESCRIPTION                                     | GROUP | 'K' FACTOR |
| CcC          | CHILLUM AND EVESBORO, 10 TO 15 PERCENT SLOPES          | C     | 0.43       |
| UsB          | URBAN LAND-SASSAFRAS-BELTSVILLE, 0 TO 5 PERCENT SLOPES | D     | -          |

NOTES:  
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

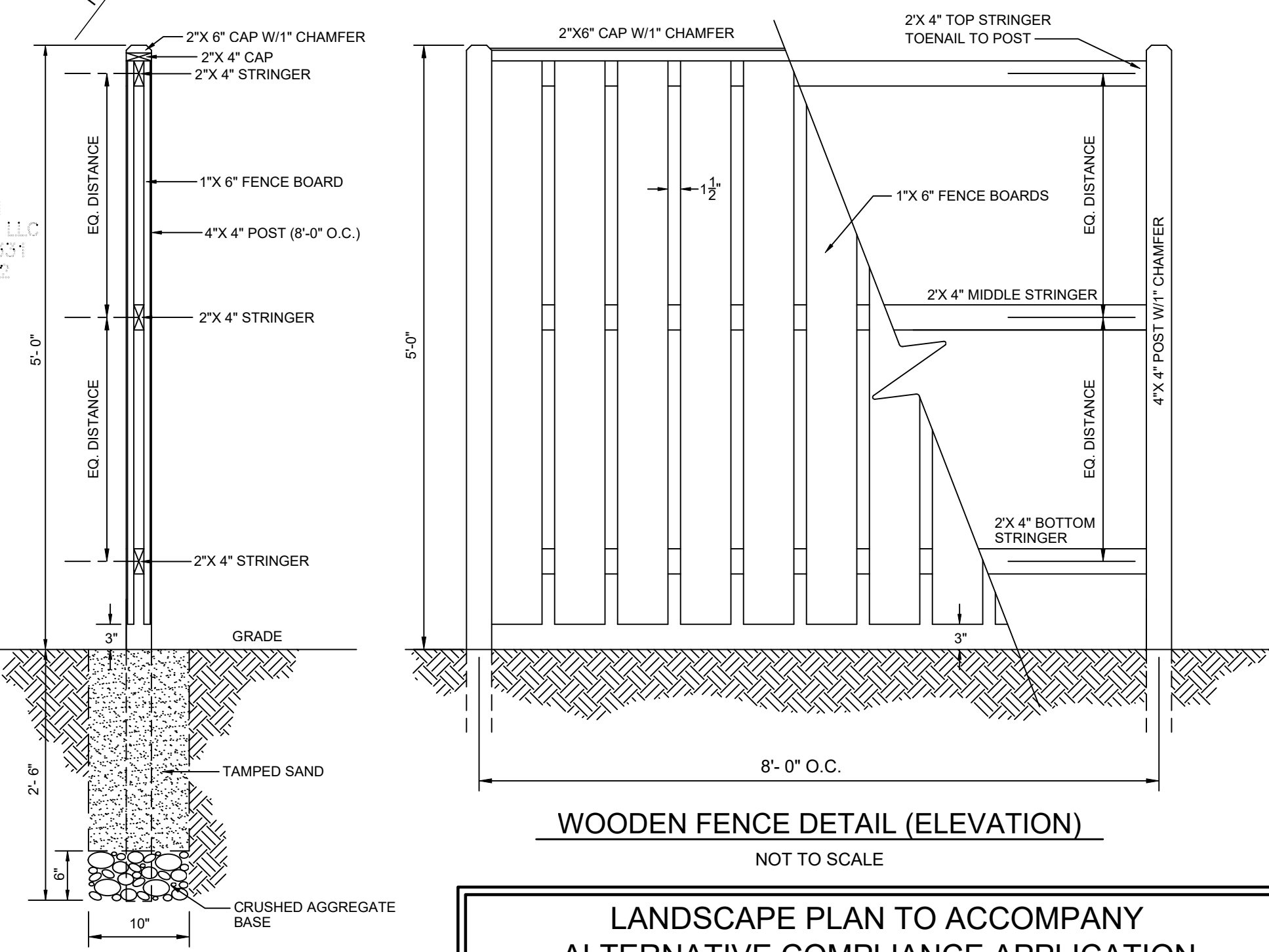
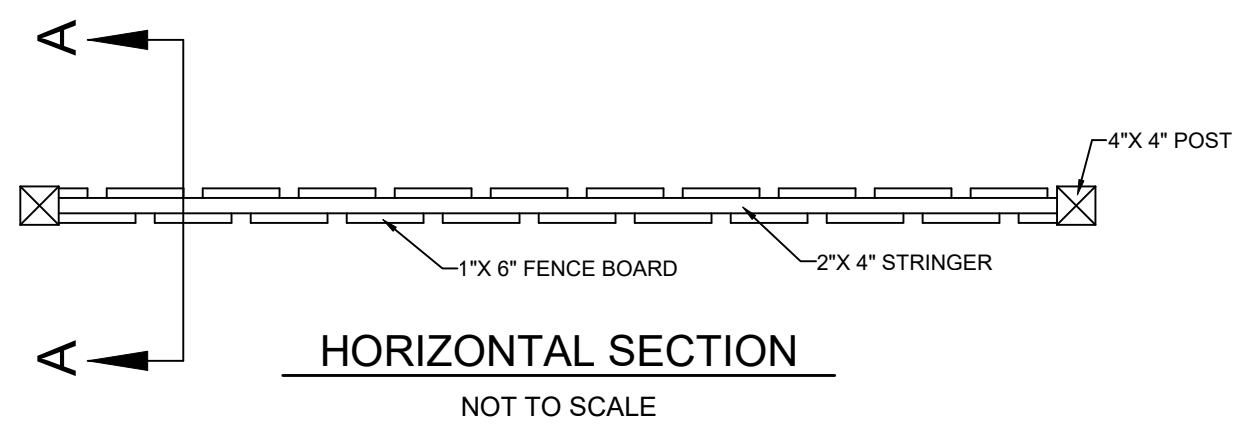
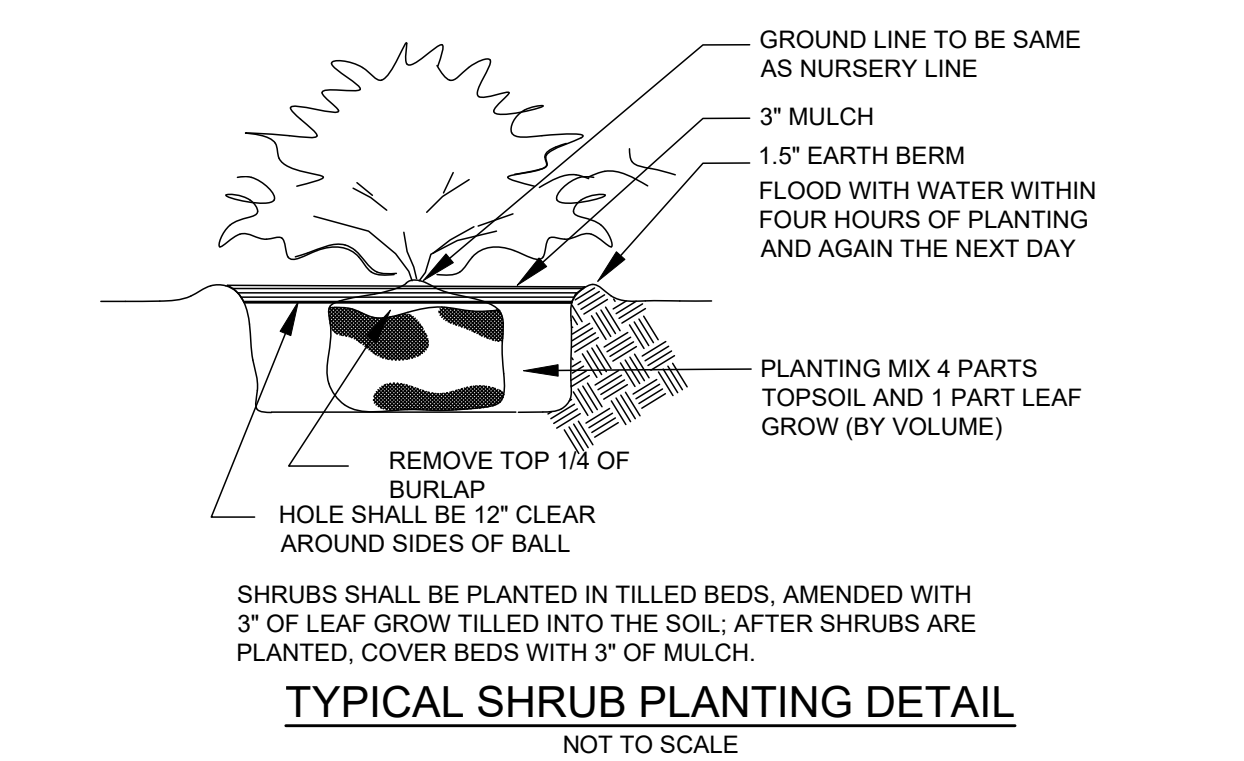
| LANDSCAPE PLANT LIST |          |                                   |                                |        |               |
|----------------------|----------|-----------------------------------|--------------------------------|--------|---------------|
| KEY                  | QUANTITY | BOTANICAL NAME                    | COMMON NAME                    | SIZE   | NOTE          |
| SHRUBS               | 16       | ROSA X 'RAD SUNNY'<br>PP # 18,562 | Sunny Knock Out®<br>SHRUB ROSE | 3 GAL. | 18-24" HEIGHT |
| TOTAL:               | 16       |                                   |                                |        |               |

NOTE: IF THERE IS A CONFLICT BETWEEN THE PLANT LIST AND THE PLANS, THE LARGER NUMBER PREVAILS.

| CATEGORY  | SCHEDULE A PERIMETER LANDSCAPE EDGE |                                  |   |   |
|---|-------------------------------------|----------------------------------|---|---|
|   | ADJACENT TO ROADWAYS                | ADJACENT TO PERIMETER PROPERTIES |   |   |
| PERIMETER/FRONTAGE DESIGNATION                        | 1                                   | 2                                | 3 | 4 |
| LANDSCAPE TYPE  | 64.00 (E)                           | 65(C)                            | - | - |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER             | 64.00                               | -                                | - | - |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) | YES                                 | NO                               | - | - |
| REMAINING PERIMETER LENGTH (YES, NO, LINEAR FEET)     | 64.00                               | -                                | - | - |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) | NO                                  | FENCE YES 65'                    | - | - |
| REMAINING PERIMETER LENGTH                            | -                                   | -                                | - | - |
| NUMBER OF PLANTS REQUIRED                             | 140=2                               | 140=2                            | - | - |
| SHADE TREES   | -                                   | -                                | - | - |
| EVERGREEN TREES                                       | 140=16                              | 120=4                            | - | - |
| SHRUBS  | 140=0                               | 140=0                            | - | - |
| NUMBER OF PLANTS PROVIDED                             | SEE NOTE 1                          | SEE NOTE 2                       | - | - |
| SHADE TREES   | 140=0                               | 140=0                            | - | - |
| EVERGREEN TREES                                       | 140=16                              | 120=0                            | - | - |
| SHRUBS  | 140=16                              | 120=0                            | - | - |

1. CREDIT TAKEN FOR TWO MATURE NORWAY MAPLES ALONG MAIN STREET.  
 2. FENCE TO BE INSTALLED IN LIEU OF VEGETATION AT THIS PERIMETER.

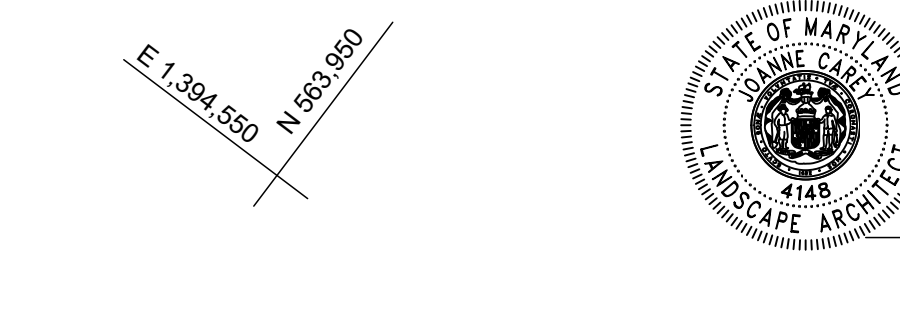
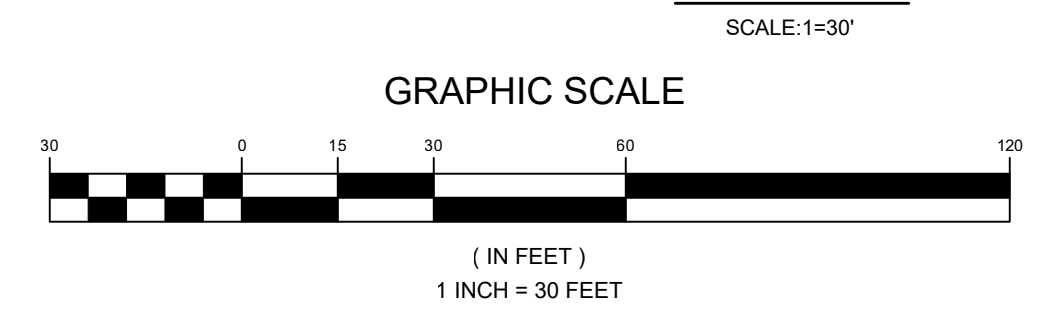
| LEGEND                       |           |
|------------------------------|-----------|
| EXISTING CONTOUR GIS         | --- 382   |
| EXISTING FENCE RUN CONTOUR   | --- 382   |
| EXISTING TREELINE            | ~~~~~     |
| SOILS                        | ---       |
| ROAD CENTERLINE              | ---       |
| ZONING DELINEATION           | ---       |
| EXISTING OVERHEAD WIRES      | OH --- OH |
| EXISTING UTILITY POLE        | Ø         |
| PROPOSED ADA COMPLIANCE AREA | ■         |
| EXISTING TREE                | ☼         |



**SECTION A-A**  
NOT TO SCALE

APPROVED, HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 12/22/2022  
 DATE  
 12/21/2022  
 DATE  
 12/22/2022  
 DATE  
 12/22/2022  
 DATE

**DEVELOPER'S CERTIFICATE**  
 I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 DocuSigned by:  
 DANIEL RYDER  
 04F8430DE130458  
 12/21/2022  
 DATE



DocuSigned by:  
 Joanne Carey  
 A40570838CA145D  
 JOANNE CAREY, R.L.A. 4148  
 MD DNR QUALIFIED PROFESSIONAL

**OWNER/DEVELOPER**  
 WR EARP, LLC  
 6456 PRESTWICK DRIVE  
 HIGHLAND, MARYLAND 20777  
 C/O DAN RYDER  
 RYDER.DAN.T@GMAIL.COM  
 410.946.5855

**LANDSCAPE PLAN TO ACCOMPANY ALTERNATIVE COMPLIANCE APPLICATION**  
 PROPERTY OF WR EARP, LLC  
 5765 & 5769 MAIN STREET (SEE GENERAL NOTE #2)

TAX MAP 38 GRID 4  
 1ST ELECTION DISTRICT

PARCEL 694 & 695  
 HOWARD COUNTY, MARYLAND

**SILL ENGINEERING GROUP, LLC**  
 16005 Frederick Road, 2nd Floor  
 Woodbine, Maryland 21797  
 Phone: 443.325.5076  
 Fax: 410.696.2022  
 Email: info@sillengineering.com  
 Civil Engineering for Land Development

DESIGN BY: PS  
 DRAWN BY: TB  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: DECEMBER 19, 2022  
 PROJECT #: 21-112  
 SHEET #: 2 of 2

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 20, 2023.





# 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

October 11, 2022

WR EARP, LLC  
c/o Dan Ryder  
6456 Prestwick Dr.  
Highland, MD 20777  
Sent via email to [ryder.dan.t@gmail.com](mailto:ryder.dan.t@gmail.com)

RE: WP-22-125, 5765 & 5769 Main Street Elkridge

Dear Mr. Ryder:

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 October 11, 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 use the alternative compliance exhibit as a substitute for the site development plan process to construct a parking lot to accommodate a hair salon use in an existing building.

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 [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 applicant owns two parcels on Main Street, Elkridge. The existing structure is located on one parcel and the associated driveway bisects the property line. The applicant proposes to establish a hair salon personal service use within a portion of the existing structure and construct a parking lot on the adjacent parcel to accommodate the commercial and residential uses. The applicant is requesting to use the alternative compliance exhibit as a substitute for the site development plan process. 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:

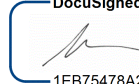
1. This alternative compliance plan exhibit shall serve as the substitute for a site development plan. No disturbance is permitted beyond the limit of disturbance as shown on the alternative compliance exhibit, unless it can be sufficiently demonstrated by the applicant to be justified. Redevelopment of the property will require submission of a formal site development plan in compliance with the processing requirements of the Subdivision and Land Development Regulations.

2. Revise the alternative compliance plan exhibit per the attached comments from the Division of Land Development. Electronic copies of the alternative compliance plan exhibit shall be submitted to the Department of Planning Zoning for signatures within **60 days** of the date of this letter (**on or before December 10, 2022**).
3. 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 this requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research  
DLD - Julia Sauer  
DPZ, Zoning



# 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

WR EARP, LLC  
c/o Dan Ryder  
6456 Prestwick Dr.  
Highland, MD 20777

Sent via email to [ryder.dan.t@gmail.com](mailto:ryder.dan.t@gmail.com)

RE: WP-22-125, 5765 & 5769 Main Street Elkrigde

Dear Mr. Ryder:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division. The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before September 17, 2022\***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.


Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

**In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing.

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

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research  
DLD - Julia Sauer  
Sill Engineering Group – Taylor Bielski





## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Commercial and Residential

**Subdivision Name/Property Identification:** Property of Daniel Ryder - WR EARP, LLC

**Location of property:** 5765 AND 5769 Main Street, Elkridge MD 20777

**Existing Use:** Residential & Commercial      **Proposed Use:** Residential & Commercial

**Tax Map:** 38      **Grid:** 4      **Parcel No:** 694 & 695      **Election District:** 1st

**Zoning District:** B-1      **Total site area:** 0.6386 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:

TU-22-003

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 16.155        | We request an alternative compliance to Section 16.155 waiving the requirement of a Site Development Plan. We have provided justification in an Alternative Compliance letter to the Division of Land Development. |
|                       |  |



| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
|                       |                          |
|                       |                          |
|                       |                          |

Signature of Property Owner:

DocuSigned by:  
  
04E8453DF130458...

Date:

5/19/2022

Signature of Petitioner Preparer:



Date:

5/19/2022

Name of Property Owner:

WR EARP, LLC

Name of Petition Preparer:

Sill Engineering Group, LLC

Address:

6456 Prestwick Drive

Address:

16005 Frederick Road

City, State, Zip:

Highland, MD 20777

City, State, Zip:

Woodbine, MD 21797

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