



# 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

June 29, 2022

Dedra & Jonathan Harris  
5000 Ilchester Road  
Ellicott City, MD 21043

RE: WP-22-130, Harris Property

Dear Mr. & Mrs. Harris:

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 June 25, 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 16.144(r)(3)** of the Subdivision and Land Development Regulations to allow for additional 30 days to submit the revised plan.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144((r)(3) 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.

A revised plans letter for F-20-065 – Harris Property was issued to the development team on March 18, 2021 which outlined a resubmission date of May 2, 2022 to address comments issued. The development team did not meet this deadline and is requesting the reactivation of the plan in order to continue review with the County SRC agencies. The development team is requesting additional time to finalize discussions with the owner and rectify the remaining issues with the stormwater management and drainage for resubmission for County review. The requested extension will have no negative impacts and there have been no regulatory changes that would impact the development. All SRC agencies have previously reviewed and will continue to review the revised submission for compliance. Strict conformance with the regulations would require the submission of a new final plan which would match the current plan in review. Approval of this alternative compliance promotes efficiency of the plan review process.


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

1. The revised plans must be submitted within 30 days from the date of alternative compliance approval (on or before July 25, 2022).
2. Please provide a general note regarding this alternative compliance stating the section, date approved and conditions of approval.
3. A half review fee of \$367.50 will be required with the revised submission.
4. Compliance with all SRC comments for F-20-065, Harris Property

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 Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,

DocuSigned by:  


1EB75478A22B49A  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jw

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
KCI



**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-22-130

Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Harris Property

**Subdivision Name/Property Identification:** Resubdivision of Lot 3, Lowe Property, Plat #18023

**Location of property:** 5000 Ilchester Rd, Ellicott City, MD 21043

**Existing Use:** Residential **Proposed Use:** Residential

**Tax Map:** 31 **Grid:** 10 **Parcel No:** 153 **Election District:** 1st

**Zoning District:** R-20 **Total site area:** 1.0 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:

ECP-20-014  
 F-20-065

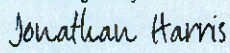
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
Section 16.144(r)(3)	We are requesting an extension for our Final Plan resubmission due to us being outside of the 45-day resubmission window. See attached justification letter for more information.



Section Reference No.	Brief Summary of Request

Signature of Property Owner:

DocuSigned by:  
  
 40552609F73F413...

Date: 6/8/2022

Signature of Petitioner Preparer:

Stephen Jerrick  
Digitally signed by Stephen Jerrick  
 DN: C=US, E=stephen.jerrick@kci.com,  
 O="KCI Technologies, Inc", CN=Stephen  
 Jerrick  
 Date: 2022.06.08 15:45:10-04'00'

Date: 6/8/2022

Name of Property Owner: Jonathan Harris

Name of Petition Preparer: Stephen Jerrick

Address: 5000 Ilchester Road

Address: 11830 West Market Place  
Suite F

City, State, Zip: Ellicott City, MD 21043

City, State, Zip: Fulton, MD 20759

E-Mail: jharris@1ststeponline.com

E-Mail: stephen.jerrick@kci.com

Phone No.: 240-731-6515

Phone No.: 301-882-9516

Contact Person: Jonathan Harris

Contact Person: Stephen Jerrick

Owner's Authorization Attached