



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

December 20, 2022

Yuming Chen
Umi Sushi
8167 Main Street
Ellicott City, MD 21043

RE: WP-22-039, Umi Sushi (Outdoor Seating)

Dear Ms. Chen:

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 13, 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 establish a restaurant use and an existing patio and a portion of the storefront sidewalk without the submission of an alternative compliance. A total of 66 new seats are proposed for the back patio and 4 seats at the front.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(10) 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.

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 approval. There will be no construction required as the patio, wall, and expanded sidewalk space for the seating in the front already exist. The traffic analysis provided with this application shows that the existing infrastructure will not be negatively compromised by this increase in the number of seats. 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/non-permanent seating improvements.

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

1. The applicant must submit an original mylar copy of the exhibit with a signature block for the Development Engineering Division Chief, Land Development Division Chief, and Planning Director.
2. Please add a reference note on the exhibit regarding the August 2022 Historic Preservation Committee meeting and Decision and Order.
3. The restaurant must obtain all Health Department requirement for seating adjustments.

4. All national, state and local fire codes must be adhered to for any improvements regardless of SDP submission.
5. Obtain any necessary approvals 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 valid for one year from the date of this letter or as long as permits are being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DLD - Julia Sauer
Real Estate Services
Charlene Tan
Geoffrey Moore



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3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

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Amy Gowan, Director

FAX 410-313-3467

November 9, 2022

Yuming Chen
Umi Sushi
8167 Main Street
Ellicott City, MD 21043

RE: WP-23-039, Umi Sushi (Outdoor Seating)

Dear Ms. Chen:

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.

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 for distribution in the following manner:

DLD:	#Copies: 1
DED:	#Copies: 1
DFRS:	#Copies: 1

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before December 24, 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.

Please refer to the Department of Planning and Zoning website for current business processes during this time. 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 for processing.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

Attachments: DLD. In PDOx: DED, DFRS

cc: Research
DLD - Julia Sauer
Real Estate Services
Don Reuwer
Charlene Tan



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: The existing rear patio area of 8173 MAIN ST, ELLICOTT CITY MD 21043

Subdivision Name/Property Identification: 894902

Location of property: 8173 Main St. Ellicott City, MD 21043

Existing Use: Existing Outdoor Patio

Proposed Use: Proposed Outdoor Seating - 66 SEATS

Tax Map: 25

Grid:

Parcel No: 0037

Election District:

Zoning District: Historic

Total site area: 1000 SF - outdoor seating area

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:

Outdoor seating permit (OS22000033).

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)	Seeking relief from the requirement to submit a site development plan for the establishment/expansion of a non-residential use. Proposed to add 66 outdoor seating in the rear of the building for Umi Sushi Restaurant outdoor dining use.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Date:

9/30/22

Signature of Petitioner Preparer:

Date:

9/30/22

Name of Property Owner: Donald R. Reuwer Jr.

Name of Petition Preparer: Yuming Chen

Address: 8318 FORREST ST

Address: 8157 Main St

City, State, Zip: ELLICOTT CITY MD 21043

City, State, Zip: Ellicott City, MD, 21042

E-Mail: dreuwer@ldandd.com

E-Mail: yuming.chen@yahoo.com

Phone No.: 410-707-7054

Phone No.: 301-633-2065

Contact Person: Donald R. Reuwer Jr.

Contact Person: Yuming Chen

Owner's Authorization Attached