



# 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

January 18, 2023

Jennifer D'Asto  
6838 Guilford Road  
Clarksville, MD 21029

RE: WP-23-059 Guilford Solar

Dear Ms. D'Asto:

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 January 17, 2023 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 16.156(m)** of the Subdivision and Land Development Regulations to extend the deadline to submit Site Development Plan originals associated with SDP-22-022.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(m) 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 new application for a site development plan and to prepare new drawings, engineering reports, etc. for the previously approved project. The applicant submitted a Plat of Revision to record onsite Forest Conservation Easements associated with the proposed commercial solar facility. The plat is currently in the recordation process and once recorded, the plat recordation numbers will need to be added to SDP-22-022 prior to submission for County signatures. The Developer Agreements have been executed with the Real Estate Services Division. If the site development plan were to expire, a new plan submission matching the existing plan would be required which would be an unreasonable hardship on the applicant. Granting the Alternative Compliance request does not relax any technical requirements and 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 developer shall submit the Site Development Plan originals for SDP-22-022 within 60 days of the date of this letter (**on or before March 19, 2023**).
2. Please provide a general note regarding this alternative compliance stating the section, date approved and conditions of approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related site development plans. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:  


1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/eb

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Vogel Engineering + Timmons



## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Guilford Solar (11911 Hall Shop Road)

**Subdivision Name/Property Identification:** Robert C. Cole Property

**Location of property:** 6838 Guilford Road

**Existing Use:** Agricultural      **Proposed Use:** Commercial Solar Facility

**Tax Map:** 35      **Grid:** 20      **Parcel No:** 68      **Election District:** 5th

**Zoning District:** RR-DEO      **Total site area:** 53.112 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-22-019  
 F-14-024  
 BA-21-008C

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
16.156(m)	Milestone for submission of original drawings for signature (SDP-22-022)

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Jennifer D'Asto* Date: 12-16-22

Signature of Petitioner Preparer: *[Signature]* Date: 12/15/22

Name of Property Owner: *Jennifer D'Asto* Name of Petition Preparer: *Vogel Engineering + Timmons Group*

Address: *6838 Guilford Road* Address: *3300 N. Ridge Road - Suite 110*

City, State, Zip: *Clarksville, MD 21029* City, State, Zip: *Ellicott City, MD 21043*

E-Mail: *fyuhas@tpoint-e.com* E-Mail: *rob.vogel@timmons.com*

Phone No.: *410-375-9420* Phone No.: *410-461-7666*

Contact Person: *Franny Yuhas* Contact Person: *Robert H. Vogel*

Owner's Authorization Attached