



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

February 22, 2023

Eric & Patricia Hansberger
2161 Daisy Rd.
Woodbine, MD 21797

Andrew & Zugell Jamison
2139 Daisy Rd.
Woodbine, MD 21797

RE: WP-23-067 Jamison Property

Dear Owners:

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 February 22, 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 16.102 and Section 16.147** of the Subdivision and Land Development Regulations to reconfigure two existing deed parcels into two parcels with the same Tax Map information, with the purpose of relocating a property boundary to bring an existing structure into zoning setback requirements.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.102 and Section 16.147 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.

The purpose of this request is to reconfigure the two deeded parcels in order to abate a potential zoning violation created by the location of an existing shed. The shed is owned by Parcel 126, but it is situated on the property boundary between the two parcels. This zoning violation was discovered during the plan review process for Parcel 157 which is subdividing their property into two buildable lots. To remediate the zoning setback issue, the applicants have proposed to deed 0.098 acres from Parcel 157 to Parcel 126, but it will not affect existing infrastructure. Strict compliance with the regulations would require Parcel 126 to be included with the subdivision of Parcel 157 in process, which would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information that would be required on the plans and the exhibit will be recorded in Land Records with the adjointer deed. Approval of the alternative compliance promotes efficiency of the plan review process for this minor conveyance of land between existing parcels.

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

1. Through the adjointer deed process, Tax Map 14, Parcels 126 and 157 shall be reconfigured as shown on the ACA Boundary Exhibit B submitted with WP-23-067; no new lots or parcels are to be created or endorsed under this approval.
2. The applicant must record the new deed or reconfiguration in the Land Records Office of Howard County, MD within 90 days of the date of alternative compliance approval (**on or before May 23, 2023**). A copy of the recorded deed shall be submitted to the Department of Planning and Zoning for file retention within 30 days of the recordation.

3. Metes, bounds, bearings, and distance information must be provided for ALL property boundary lines to be “adjusted, removed, or modified” as part of the adjoinder deed transfer and must show new parcel configuration as well.

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 Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/kb

cc: Research
DLD - Julia Sauer
Real Estate Services
FCC



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:

Subdivision Name/Property Identification:

Location of property:

Existing Use:

Proposed Use:

Tax Map:

Grid:

Parcel No:

Election District:

Zoning District:

Total site 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:

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 Reference No.	Brief Summary of Request

Signature of Property Owner:

Date:

Signature of Petitioner Preparer:

Date:

Name of Property Owner:

Name of Petition Preparer:

Address:

Address:

City, State, Zip:

City, State, Zip:

E-Mail:

E-Mail:

Phone No.:

Phone No.:

Contact Person:

Contact Person:

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request