



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 17, 2023

Mark Levy, 6925 Linden LLC
6800 Deerpath Road
Elkridge, MD 21075

RE: WP-23-071 Elkridge Run
Alternative Compliance Approved

Dear Mr. Levy:

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.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) 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):

The applicant has indicated that the extension of time is needed to resubmit a modified Design Manual Waiver to DED for deviations from the typical road section, Table 1-13 of the Design Manual, Volume 3. The developer has requested a 60-day extension to resolve these comments and resubmit to DED based on a meeting held January 19, 2023. Granting the Alternative Compliance request does not relax any technical requirements but allows the developer additional time to modify the request to the satisfaction of the DED and DPW. If the site development plan were to expire, a new plan submission similar to the existing plan would be required which would be an unreasonable hardship. 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 Design Manual Waiver request must be submitted and accepted by DED for review by February 20, 2023.
2. The deadline to resubmit revised plans for SDP-23-005 is March 31, 2023.
3. Add a General Note to SDP-23-005 summarizing this alternative compliance request, file number, decision, decision date 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 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 Donna Despres at (410) 313-2350 or email at ddepres@howardcountymd.gov.

Sincerely, DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DLD - Julia Sauer
Real Estate Services
BEI



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-23-071*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Residential Development

Subdivision Name/Property Identification: Elkridge Run

Location of property: Lennox Park

Existing Use: Residential **Proposed Use:** 14 Semi-detached Units

Tax Map: 43 **Grid:** 06 **Parcel No:** 400 & 481 **Election District:** 1st

Zoning District: R-12 **Total site area:** 0.96 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:

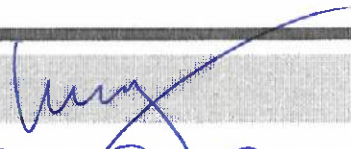
ECP-21-019, SDP-23-005

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(g)	Extension of 45 day to Resubmission

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date:

1/25/23

Signature of Petitioner Preparer:



Date:

1/25/23

Name of Property Owner: 6925 Linden LLC

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 6800 Deerpath Road

Address: 3900 N. Ridge Road
Suite 140

City, State, Zip: Elkridge, MD 21075

City, State, Zip: Ellicott City, MD 21043

E-Mail: amnimal@aol.com

E-Mail: bei@bei-civilengineering.com

Phone No.: 410-579-2442

Phone No.: 410-465-6105

Contact Person: Mark Levy

Contact Person: Chris Ogle



Owner's Authorization Attached