



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

March 31, 2023

BFEA Curtis Farm LLC
attn: Stephen J. Ferrandi
10225 Old Court Road, Suite 1000
Woodstock MD 21163

RE: WP-23-085 Curtis Property, Parcel 1 (SDP-22-030)

Dear Mr. Ferrandi:

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 March 31, 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(g)(2)** of the Subdivision and Land Development Regulations to resubmit a site development plan (SDP-22-030) 180 days from the previous deadline date of March 9, 2023.

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):

Unreasonable hardship and practical difficulties may result from strict compliance with the regulations.

The applicant requests an additional 180 days from the March 9, 2023 deadline to resubmit the site development plan. To comply with comments received from SRC agencies through the site development plan review, the applicant is proposing to modify the location of the access to the site from what was approved on the original Conditional Use plan. These revisions require Hearing Examiner approval to modify to the previously approved conditional use plan (BA-17-032c) to match the proposed site access. The Historic Preservation Commission (HPC) must also provide advisory comments to the proposed revision to the plan. In addition, the Health Department will not approve the SDP until the historic house is connected to public water and sewer. This work will require proper abandonment of the existing septic system. With these items to be scheduled for review before the resubmission, strict conformance with the regulations would be a practical difficulty. There was inadequate time to prepare and present the revisions to the plan as required by Zoning, HPC and the Health Department prior to the existing resubmission deadline. Approval of this alternative compliance promotes efficiency in the plan review process. If denied, the applicant would have to resubmit the same site development plan currently in process following the conditional use plan update and HPC review.

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

1. The site development plan (SDP-22-030) must be resubmitted within 180 days from the previous deadline date of March 9, 2023 (on or before **September 9, 2023**).

2. Provide as a general note, on SDP-22-030, this alternative compliance petition request, approval date, and conditions of approval.

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

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

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. *WP23085*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 5771 Waterloo Road
Subdivision Name/Property Identification: Curtis Property, Parcel 1
Location of property: 5771 Waterloo Road
Existing Use: Residential **Proposed Use:** Residential
Tax Map: 37 **Grid:** 1 **Parcel No:** 751 **Election District:** First
Zoning District: R-20 **Total site area:** 7.460 Acres

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-22-001, SDP-22-030

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 16.156(g)(2)	Report of Review Committee; Additional Information (2) If the Department of Planning and Zoning or the Review Committee indicates that additional information is needed in order to decide whether or approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Stephen J. Ferrandi*

Date: March 3, 2023

Signature of Petitioner Preparer:

Paul G. Cavanaugh

Date: *March 5, 2023*

Name of Property Owner: BFEA - Curtis Farm, LLC

Name of Petition Preparer: Fisher, Collins & Carter, Inc.

Address: 10225 Old Court Road, Suite 1000

Address: 10272 Baltimore National Pike

City, State, Zip: Woodstock, Md 21163

City, State, Zip: Ellicott City, MD 21042

E-Mail: stephen@earealtycompanies.com

E-Mail: pdox@fcc-eng.com

Phone No.: 410-925-4566

Phone No.: 410-461-2855

Contact Person: Stephen J. Ferrandi

Contact Person: Paul G. Cavanaugh, P.E.

Owner's Authorization Attached