



May 15, 2023

Jonathan Harris
5000 Ilchester Rd.
Ellicott City, MD 21043
Sent via email to jharris@1ststeponline.com

RE: WP-23-095 Harris Property (F-20-065)

Dear Mr. Harris:

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 May 15, 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 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadline date to submit the final plat originals to the Department of Planning and Zoning.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(q) 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 and practical difficulties may result from strict compliance with the regulations.

A technically complete letter for F-20-065, Harris Property, was issued on August 24, 2022. The applicant previously received alternative compliance approval to extend the deadline date to submit the plat originals until April 19, 2023. The applicant is requesting an additional 60-day extension in order to complete the Moderate Income Housing Unit (MIHU) agreement that is required to be submitted with the plat originals. Extending the deadline date would provide additional time to prepare the MIHU documents and allow the applicant time to coordinate signatures of the legal documents prior to submitting in the plat originals. The requested extension has no regulatory changes that would impact the development. All Subdivision Review Committee agencies have previously reviewed and approved the subdivision. Strict conformance with the regulations would require the submission of a new final plan which would match the current review creating 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. Submission of the original Final Plat to the Division of Land Development for signature approval and recordation within **60 days** of the date of alternative compliance approval (**on or before July 14, 2023**).
2. Please provide a general note regarding this alternative compliance stating the section, date approved and conditions of approval.
3. Compliance with all Subdivision Review Committee comments for F-20-065, Harris Property.

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 Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
KCI



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: **Harris Property**

Subdivision Name/Property Identification: **Resubdivision of Lot 3, Lowe Property, Plat #18023**

Location of property: **5000 Ilchester Rd, Ellicott City, MD 21043**

Existing Use: **Residential** Proposed Use: **Residential**

Tax Map: **31** Grid: **10** Parcel No: **153** Election District: **1st**

Zoning District: **R-20** Total site area: **1.0 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-20-014
 F-20-065

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 16.144(q)	We are requesting an extension for the submission of the final subdivision plat submission to DPZ for signature and redecoration. See attached justification letter for more information.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 4/13/2023

Signature of Petitioner Preparer:  Date: 04-17-2023

Name of Property Owner: Jonathan Harris Name of Petition Preparer: Nicholas Barrick

Address: 5000 Ilchester Road Address: 11830 West Market Place Suite F

City, State, Zip: Ellicott City, MD 21043 City, State, Zip: Fulton, MD 20759

E-Mail: jharris@1ststeponline.com E-Mail: nicholas.barrick@kci.com

Phone No.: 240-731-6515 Phone No.: 301-882-9530

Contact Person: Jonathan Harris Contact Person: Aaron Campbell

Owner's Authorization Attached