



# 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

June 21, 2023

Gordon Adams  
10702 Vista Road  
Columbia, MD 21044

RE: WP-23-099, Holiday Hills, Lot 37

Dear Mr. Adams:

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 June 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 16.115** of the Subdivision and Land Development Regulations to construct a 16' x 17' deck with a screened in porch on an existing house located within the 100-year floodplain.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.115 would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the [four (4) items OR one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

**1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;**

Strict conformance with Section 16.115 would deprive the property owner of rights currently enjoyed by others, including neighbors within the subdivision. Two neighbors at 10706 Vista Road and 10622 Vista Road have recently been granted alternative compliance approval to make improvements on their properties within the floodplain. The applicant seeks to complete a project originally reviewed and permitted by the Department of Inspections, Licenses and Permits in 2001. The proposal does not include any foundation, limiting any impact to the floodplain or neighbors.

**2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;**

While the area of the property proposed for the additional of the deck and screened porch is not within the FEMA floodplain, it is within the Howard County floodplain. The house was constructed in 1963 and is now shown entirely within the county floodplain. The owner is thus limited in making improvements to enjoy the rear yard. The footings and support posts will be within the floodplain; however, the screened structure will be elevated above the floodplain elevation.

**3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants;**

Similar relief has been granted for the construction of an open deck at 10706 Vista Road. While this proposal includes an enclosed porch, it will be above the floodplain elevation and is acceptable to the Department of Public Works. There is no encroachment into a stream buffer or related setbacks.

**4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.**

The footings and posts will be within the footprint of the existing house and patio. The project as proposed meets the standards of the Department of Public Works to limit risk to the subject property and surrounding properties.

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

1. Approval is limited to the 16x17 elevated deck and enclosed porch as shown on the alternative compliance exhibits.
2. The enclosed deck must be constructed above the 100-year floodplain elevation (346.66'). The footings and support posts may be constructed within the floodplain.
3. The applicant assumes the risk that the owner's lender may now or in the future require the owner to pay flood insurance, if they do not do so already. Further, flood insurance rates may increase with this improvement.
4. The applicant/property owner shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

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

Sincerely,

DocuSigned by:  


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Anthony Cataldo, AICP, Chief

Division of Land Development

AC/jam

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
DPZ - Zoning



**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-*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** 10702 Vista Road, Columbia, MD 21044

**Subdivision Name/Property Identification:** Holiday Hills, Lot 37

**Location of property:** 10702 Vista Road, Columbia, MD 21044

**Existing Use:** SFD **Proposed Use:** SFD

**Tax Map:** 41 **Grid:** 5 **Parcel No:** 220 **Election District:** 05

**Zoning District:** R-20 **Total site area:** 43,560 sq ft

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:

Narrative Justification, April 26, 2023, copy attached  
 Previous Alternative Compliance Approval Letter, January 19, 2021, copy attached  
 Building permit B00130814, June 13, 2001, copy attached.  
 Waiver, June 4, 2001, copy attached.  
 Plat Map, copy attached.

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
16.115	Construction of an attached screen room in the floodplain.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Gordon W Adams* Date: *4-28-2023*

Signature of Petitioner Preparer: *Same* Date: *Same*

Name of Property Owner: Gordon W. Adams

Address: 10702 Vista Road

City, State, Zip: Columbia, MD 21044

E-Mail: gwadams54@verizon.net

Phone No.: 443-670-2245

Contact Person: Gordon Adams

Name of Petitioner Preparer: Gordon W. Adams

Address: 10702 Vista Road

City, State, Zip: Columbia, MD 21044

E-Mail: gwadams54@verizon.net

Phone No.: 443-670-2245

Contact Person: Gordon Adams

Owner's Authorization Attached