



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Mary Kendall, Acting Director

FAX 410-313-3467

May 25, 2023

Mr. Carter Burkey  
Carter Machinery  
1330 Lynchburg Turnpike  
Salem, VA 29531

Dear Mr. Burkey:

RE: WP-23-101, Annapolis Junction, Carter Machinery

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 25, 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 reactivate and extend the 45-day deadline date.

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):

On March 7, 2023, a revised letter for SDP-23-011 was issued requiring a resubmission of the Site Development Plan by April 30, 2023. The applicant has indicated that additional time was needed to satisfy the comments from the State Highway Administration and the Traffic Engineering Division. The stormwater management system directly discharges to an off-site State Highway Administration Pond. The applicant is gathering data to demonstrate that the improvements will have no adverse effect to the downstream pond. In addition, the application is working to address the requested road improvements and offsite sidewalk along the property frontage. Also, the applicant is working with the property owner on the architectural and operational design elements to ensure that the improvements meet the needs of the owner and does not further delays with the application process. The requested extension has no regulatory changes that would impact the development. All Subdivision Review Committee agencies have previously reviewed the plan and specific agencies required a resubmission of the site development plan. Strict conformance with the regulations would require the submission of a new site development 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 revised Site Development Plan (SDP-23-011) to the Division of Land Development for review within 45 days of the date of alternative compliance approval (**on or before July 9, 2023**).
2. Please provide a general note regarding this alternative compliance stating the section, date approved and conditions of approval.

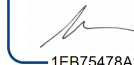
3. Compliance with all Subdivision Review Committee comments for SDP-23-011, Carter Machinery.

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 Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/bl

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Duffield Associates, LLC



<b>DPZ Office Use only:</b> File No. Date Filed
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## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Annapolis Junction Carter Machinery

**Subdivision Name/Property Identification:** Annapolis Junction - Carter Machinery

**Location of property:** 11030 Guilford Road

**Existing Use:** Equipment Rental      **Proposed Use:** Equipment Rental

**Tax Map:** 48      **Grid:**      **Parcel No:** 0154 / 0044      **Election District:** 3

**Zoning District:** m-2      **Total site area:** 4.63 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:

SDP 82-107; ECP 22-021; SDP 23-011; F23- 045

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
<del>16.105.g(2)</del> 16.156(g)(2)	We request an extension of the 45 day response period to the county comments. We are working with our client, State Highway Administration, and Traffic to respond to comments in regard to the existing SHA stormwater pond we are utilizing as an outfall, and road frontage improvements requested along Guilford Road.

Section Reference No.	Brief Summary of Request

**Signature of Property Owner:** Daniel Strelka **Date:** 05/02/2023

**Signature of Petitioner Preparer:** Benjamin Kulp **Date:** 05/02/2023

**Name of Property Owner:** Mt Sinai Annapolis Junction LLC **Name of Petition Preparer:** Duffield Associates, LLC

**Address:** 1330 Lynchburg Turnpike **Address:** 1614 Churchville Road Suite 3LL

**City, State, Zip:** Salem, VA 24153 **City, State, Zip:** Bel Air, MD 21015

**E-Mail:** Carter\_Burkey@cartermachinery.com **E-Mail:** bkulp@verdantas.com

**Phone No.:** 309-264-4762 **Phone No.:** 410-399-9777

**Contact Person:** Cater Burkey **Contact Person:** Ben Kulp

**Owner's Authorization Attached**

Section Reference No.	Brief Summary of Request