



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

July 11, 2023

J2J LLC
Attn: Robert Hartson
7020 Columbia Gateway Dr.
Columbia MD 21046

RE: WP-23-106 Stonewood Business Center (SDP-21-052)

Dear Mr. Hartson:

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 July 10, 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(m)** of the Subdivision and Land Development Regulations to request a 60-day extension to the May 29, 2023 due date to submit the site development plan electronic originals for signatures. This request is associated with a storage building development project filed as SDP-21-052.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(m) 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 purpose of this alternative compliance petition is to grant the applicant 60 days to submit the site development plan electronic originals for SDP-21-052. When the alternative compliance application was submitted, the final plat was being processed for department signatures and recordation, which is required before the Department of Public Works can complete the Advanced Deposit Order (ADO) agreement and before the electronic originals can be reviewed and signed. A 60-day extension from the original deadline date provides the applicant the necessary time for the final plat to be recorded and the ADO to be executed. Strict compliance with the regulations would require the applicant to file and process a new SDP application, which has completed the review process and all technical plan requirements for the site development plan have been approved. Approval of the alternative compliance promotes efficiency of the plan review process as all agency comments have been addressed on the current site development plan.


Approval of this Alternative Compliance is subject to the following two (2) conditions:

1. The applicant must submit the SDP-21-052 originals (digital/ electronic format) for signatures within 60 days from the May 29, 2023 deadline date (on or before July 28, 2023).
2. Provide add a note on the SDP (SDP-21-052) that references this alternative compliance petition 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 Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:


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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: Research
DLD - Julia Sauer
Real Estate Services



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Stonewood Business Center (E.G.U. Subdivision)

Subdivision Name/Property Identification: Stonewood 5 Storage

Location of property: 7205 Oakland Mills Road

Existing Use: Commercial **Proposed Use:** Self Storage Facility

Tax Map: 42 **Grid:** 11 **Parcel No:** A-2 **Election District:** 6th

Zoning District: NT **Total site area:** 1.79 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:

FDP-142-A-II; SDP-05-105; F-07-004; ECP-12-030; SDP-21-052; WP-21-105; WP-22-066; WP-23-031

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(m)	Milestone for submission of original drawings for signature 180 DAYS FROM APPROVAL LETTER

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  **Date:** 26 May 2023
Signature of Petitioner Preparer:  **Date:** 5/29/23
Name of Property Owner: J 2 J LLC **Name of Petition Preparer:** Vogel Engineering + Timmons Group
Address: ~~6685 Santa Barbara Court - Suite E~~ **Address:** 3300 North Ridge Road, Suite 110
 7020 COLUMBIA GATEWAY DR
City, State, Zip: ~~Elkridge, Maryland 21075~~ **City, State, Zip:** Ellicott City, Maryland 21043
 COLUMBIA, MD 21046
E-Mail:  **E-Mail:** Rob.Vogel@timmons.com
Phone No.: 443-459-5980 **Phone No.:** 410-461-7666
Contact Person: Robert Hartson **Contact Person:** Robert H. Vogel

Owner's Authorization Attached