



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

November 9, 2023

Theodore & Suzanne Papailiou
6275 Cardinal Lane
Columbia, MD 21044

RE: WP-24-002, 6275 Cardinal Lane

Dear Mr. & Mrs. Papailiou:

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 November 9, 2023 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.115(c)(2)** of the Subdivision and Land Development Regulations to construct a pool within the 100-year floodplain.

The Department of Planning and Zoning finds that strict enforcement of Section 16.115(c)(2) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

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

Section 3114(2)(1) of the Building Code states that new residential or nonresidential construction shall not occur within a designated floodplain. The Building Code provides exceptions to this requirement; however, a swimming pool is not an allowable exception. Allowing the construction of the inground pool within the floodplain, would provide the applicants a right that is not awarded to other residential property owners developing under today's regulations. The Department of Public Works and Department of Inspections, Licenses, and Permits recommend denial of this request based on the restrictions outlined in the Building Code.

- 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;**

The applicants have not demonstrated that strict adherence to the regulations would result in practical difficulty or unreasonable hardship. Based on the exhibits provided by the applicants, there are alternative options available where an inground pool could be constructed outside of the floodplain which include changing the proposed location or reducing the size of the pool.

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

Since the Building Code prohibits the construction of any structures within the 100-year floodplain, allowing the inground pool to be constructed within the floodplain would grant a privilege to the applicants that would be denied to other applicants.

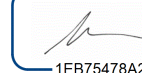
4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.

Section 3114(2)(1) of the Building Code prohibits the construction of structures within the floodplain area. The proposed pool is a non-permeable structure and may impact the natural flow of water resulting in possible impacts to other properties, persons, roadways, waterways, or natural wildlife and forestry in the County.

If you have any questions, please contact Jason Lenker at (410) 313-2350 or email at jlenker@howardcountymd.gov.

Sincerely,

DocuSigned by:



1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services



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 26, 2023

Suzanne & Theodore Papailiou
6275 Cardinal Lane
Columbia, MD 21044

RE: WP-24-002, 6275 Cardinal Lane

Dear Mr. & Mrs. Papailiou:

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.

The Department of Planning and Zoning hereby determines that you have not demonstrated to its satisfaction that strict enforcement of Section 16.115 would result in an unreasonable hardship or practical difficulty, and is requesting that you **Revise and Resubmit** the proposal with justification that explains how this proposal meets the unreasonable hardship or practical difficulty standard and specifically addresses the following:

1. It appears that there is adequate space outside of the floodplain that can reasonably accommodate the placement of a pool. Please provide alternative pool locations and consider smaller pool dimensions that would eliminate or significantly minimize floodplain disturbance. Additionally, demonstrate the feasibility of these alternatives compared to the current proposed size and placement of the pool.
2. Show the proposed grading and include the Limit of Disturbance on the plan to illustrate the full scope of disturbance required to construct the pool.
3. Indicate the required setbacks on the plan.


The revised and resubmitted alternative compliance application must be submitted within 45 days from the date of this letter (on or before September 9, 2023).

***In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to planning@howardcountymd.gov for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

If you have any questions, please contact Jason Lenker at (410) 313-2350 or email at jlenker@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services



DPZ Office Use only: File No. Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 6275 Cardinal Lane Columbia, MD 21044

Subdivision Name/Property Identification: Spring Lake Gardens

Location of property: 6275 Cardinal Lane Columbia, MD 21044

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

Tax Map: 35 **Grid:** 18 **Parcel No:** 223 **Election District:** 05-15

Zoning District: 05 **Total site area:** 46,379 sq ft (total lot)

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:

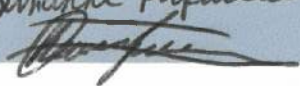
We have a current permit request in review: B23000362

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	Prohibitions on use of land in the 100-year floodplain, specifically no clearing, excavating, filling, altering drainage or impervious paving.

Section Reference No.	Brief Summary of Request

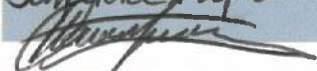
Signature of Property Owner:

Suzanne Papailiou


Date:

7/5/2023
7/5/2023

Signature of Petitioner Preparer:

Suzanne Papailiou


Date:

7/5/2023
7/5/2023

Name of Property Owner:

Suzanne and Theodore Papailiou

Name of Petition Preparer:

Suzanne and Theodore Papailiou

Address:

6275 Cardinal Lane

Address:

6275 Cardinal Lane

City, State, Zip:

Columbia, MD 21044

City, State, Zip:

Columbia, MD 21044

E-Mail:

spapailiou@verizon.net

E-Mail:

tpapailiou@verizon.net

Phone No.:

443-535-3188

Phone No.:

443-540-8946

Contact Person:

Suzanne Papailiou

Contact Person:

Suzanne Papailiou



Owner's Authorization Attached