



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

August 14, 2023

Douglas Thomas
Navia, LLC
12200 Meadow Creek Court
Potomac, MD 20854

RE: WP-24-006, 8167 Main Street
Alternative Compliance Approved

Dear Mr. Thomas:

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 August 14, 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 16.155(a)(2)** of the Subdivision and Land Development Regulations to convert 3 office spaces to 3 apartments.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(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):

Subtitle 1, Articles V, Section 16.155(a)(2)

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The existing office space is mostly empty, and the applicant would like to convert some of the office space into apartments. Since 100% of the work is inside of the building, no alterations to access, parking, circulation, drainage, landscaping, structures or other site features are proposed. The change in use does not qualify as a redevelopment that requires stormwater management in accordance with the design manual. The intent of the regulations is to allow orderly and safe development of property and to review the plans for compliance to the regulations. This historic site predates the County's development regulations and the requirement for a site development plan. Requiring a site development plan when no exterior alterations are proposed would be an unreasonable hardship. The applicant must seek building permits which will be reviewed by the Department of Inspections Licenses and Permits (DILP). DILP has the review authority to ensure interior renovations comply with the regulations. Approval of the alternative compliance promotes efficiency of the plan review process.

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

1. Approval is for interior renovations only and applicant will obtain all necessary building 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 Donna Despres at (410) 313-3429 or email at ddespres@howardcountymd.gov.

Sincerely,

DocuSigned by:


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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DLD - Julia Sauer
Real Estate Services



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No.
 Date Filed *WP-24-006*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 2 story brick on block building constructed in 1987 in historic district Ellicott City lower level retail upper level retail, office, and 2 existing apartments. Building has historic facade interior is wood T&P's on steel post and beam construction sprinklered.

Subdivision Name/Property Identification: Historic Ellicott City " Ellicott Square "

Location of property: 8167 Main Street, Ellicott City, MD 21043

Existing Use: Commercial Office **Proposed Use:** Residential

Tax Map: 025A **Grid:** 0000 **Parcel No:** 0038 **Election District:** 7

Zoning District: HC Office / Commercial **Total site area:** 11,512 building 5,894 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:

On October 26, 2020 WP-20-072 Ellicott Square was approved and 2 existing offices were converted into residential apartments and are now currently occupied and licensed.

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 16.104 and Section 16.155(a)(ii)	Conversion of office space to residential apartments. Office space is vacant and difficult to lease since the flooding and Covid. We are requesting alternative compliance since the best use for this space is reasonably priced apartments which historically from experience can be leased. The total of the work is inside the building the exterior will not be disturbed. Building and alleys cover almost the entire lot.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:




Date:

July 6, 2023

Signature of Petitioner Preparer:




Date:

July 6, 2023

Name of Property Owner:

Navia LLC / Douglas Thomas
Member

Name of Petition Preparer:

Douglas Thomas

Address:

12200 Meadow Creek Court

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12200 Meadow Creek Court

City, State, Zip:

Potomac, MD 20854

City, State, Zip:

Potomac, MD 20854

E-Mail:

dt@atlantec.net

E-Mail:

dt@atlantec.net

Phone No.:

202-297-7200

Phone No.:

202-297-7200

Contact Person:

Douglas Thomas

Contact Person:

Douglas Thomas



Owner's Authorization Attached