



# 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 1, 2023

Qingyu Chen  
8211 Gunner Drive  
Fulton, MD 20759

RE: WP-24-008 Judy Lane

Dear Applicant:

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 31, 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 the existing Site Development Plan (SDP-23-031) after missing the scheduled resubmission deadline.

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):

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

The applicant is requesting to reactivate and extend the deadline date to submit the revised plans for the Site Development Plan (SDP-23-031). Comments generated during the last review, dated May 25, 2023, required the revised plans and comment responses be submitted by Sunday July 9, 2023. In accordance with adopted Council Bill 51-2016, the deadline date was extended to the next open County office business day, which was Monday, July 10, 2023. After making the necessary corrections, updating the plans, and providing the comment responses, the applicant resubmitted the Site Development Plan package on Monday, July 10, 2023, after County business hours resulting in a missed deadline.

The requested reactivation and extension will allow the applicant to formally resubmit SDP-23-031 in a timely fashion and complete the second review based on comments generated during the first review. Strict compliance with the regulations would require the applicant to resubmit a new Site Development Plan which would match the current submission. This would result in an unreasonable hardship since the SDP has already been thorough the initial review by the SRC. Approval of the alternative compliance promotes efficiency of the plan review process allowing the project updates to be reviewed under the current plan submission.

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

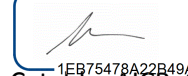
1. The revised Site Development Plan for SDP-23-031 (Judy Lane) shall be submitted within 14 days of the approval date of this Alternative Compliance request **(on or before August 14, 2023)**.
2. Add the Alternative Compliance Request number, purpose, section, date, and conditions to SDP-23-031 and all subsequent plan submissions.
3. Compliance with all Subdivision Review Committee comments for SDP-23-031, Judy Lane.

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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/JS

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Vogel/Timmons Group



DPZ Office Use only: File No. Date Filed
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## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Judy Lane

**Subdivision Name/Property Identification:** Riverside Estates Section 4, Block I, Lot 4

**Location of property:** 10713 Judy Lane, Columbia, MD 21044

**Existing Use:** Residential      **Proposed Use:** Single Detached Family

**Tax Map:** 41      **Grid:** 11      **Parcel No:** 420      **Election District:** 5

**Zoning District:** R-20      **Total site area:** 0.62 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:

ECP-22-077  
 SDP-23-031  
 F-03-029  
 WP-03-102  
 WP03-019

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 (g) (2)	45 days to provide additional information (resubmission)

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Qing Yu Pan Date: 7/7/23

Signature of Petitioner Preparer: [Signature] Date: 7/7/23

Name of Property Owner: Qing Yu Pan Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 16713 Judy Ln Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Columbia, MD 21044 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: Jchen0802@Hotmail.com E-Mail: rob.vogel@timmons.com

Phone No.: 917-330-4666 Phone No.: 410-461-7666

Contact Person: James Chen Contact Person: Robert H. Vogel

Owner's Authorization Attached