



# 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 4, 2023

A.J. Romano  
8970 Maier Place  
Laurel, MD 20725

RE: WP-24-010 Romano Construction  
Approved

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 August 4, 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 a 90-day extension to the 45 day resubmission deadline of July 21, 2023 to allow time for processing a Design Manual Waiver and to make revisions to the plan if needed after the County responds to the Design Manual Waiver application.

*\*The application incorrectly cites Section 16.156(i)(1) which is the deadline for the County to return comments to the applicant.*

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 (1) item you were required to address, pursuant to Section 16.104(a)(1):

## **Subtitle 1, Article V**

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

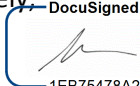
The additional time requested gives the consultant time to address any forthcoming comments provided with the DMW application response. Strict compliance of the regulations would require the applicant to submit a new application for a Site Development Plan, prepare new drawings, engineering reports and all related submission materials that have been previously submitted and reviewed. The new plan would match the current plan without the benefit of the DWM review and action by County Agencies. This would represent an unreasonable hardship to the applicant. Approval of the alternative compliance promotes efficiency of the plan review process.

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

1. The deadline for resubmission of SDP-23-012 is extended 90 days from the approval date of the Alternative Compliance application. (November 2, 2023)
2. Include a general note on SDP-23-012 summarizing the Alternative Compliance application request, sections, decision, decision date and conditions of 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 Donna Despres at (410) 313-3429 or email at [ddepres@howardcountymd.gov](mailto:ddepres@howardcountymd.gov).

Sincerely,  
DocuSigned by:  
  
1EB75478A22B49A...  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/DD

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
FCC  
SDP-23-012 file



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

**Site Description:** [Redacted]

**Subdivision Name/Property Identification:** Romano Construction

**Location of property:** 8970 Maier Place

**Existing Use:** [Redacted]      **Proposed Use:** Office and Warehouse

**Tax Map:** 47      **Grid:** 23      **Parcel No:** 540      **Election District:** 6th

**Zoning District:** M-2      **Total site area:** 5.52

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:

WP-02-001, WP-98-097, F-02-010, SP-02-003, ECP-18-050, SDP-23-012

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)	Report of Review Committee; Additional Information: If the Department of Planning and Zoning or the Review Committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Section Reference No.	Brief Summary of Request

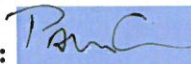
Signature of Property Owner:



Date:

*July 14, 2023*

Signature of Petitioner Preparer:



Date:

7/14/2023

Name of Property Owner:

A. J Romano

Name of Petition Preparer:

Paul Cavanaugh

Address:

8970 Maier Place

Address:

10272 Baltimore National Pike

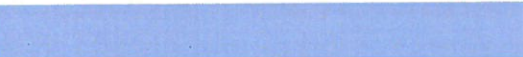
City, State, Zip:

Laurel MD

City, State, Zip:

Ellicott City, MD 21042

E-Mail:



E-Mail:

paulc@fcc-eng.com

Phone No.:

301 362 0080

Phone No.:

410-461-2855

Contact Person:

A.J. Romano

Contact Person:

Paul Cavanaugh

Owner's Authorization Attached