



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

October 10, 2023

Qing Yu Chen
8211 Gunner Drive
Fulton, MD 20759
Sent via email to jchen0802@hotmail.com

RE: WP-24-015 Riverside Estates, Section 4, Block I, Lot 4
10713 Judy Lane (SDP-23-031)

Dear Mr. Chen:

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 October 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 16.132** of the Subdivision and Land Development Regulations to request relief from road improvements along the frontage of the property in accordance with the Design Manual Volume III, Complete Streets and Bridges.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.132 would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

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

Section 16.132 of the regulations dictate that the developer shall construct road improvements fronting or within a subdivision in accordance with the Design Manual Volume III. At the time of subdivision (2003), the owner/developer paid a fee-in-lieu of \$3,900.00 in place of constructing sidewalks and providing street trees. At the time of subdivision, road construction was not required as part of the alternative compliance process. The current proposal is to demolish the existing house on Lot 4 and rebuild a new dwelling on the property and maintain the same access to Judy Lane. The Riverside Estates community has an established road network consisting of a minimum of 24' wide road section and bituminous curb and no sidewalks. There are currently no locations that contain concrete curb and gutter in the community. Requiring strict conformance with the regulations would deprive the applicant rights commonly enjoyed by others in similar areas.

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.

A resubdivision of Riverside Estates, Section 4, Block I, Lot 1 was recorded on June 19, 2003, creating Lots 3 and 4. Lot 4 contained the original dwelling and Lot 3 was constructed with a new single-family detached dwelling at

the time of subdivision. During the subdivision process, the owner/developer paid a fee-in-lieu for sidewalk and street tree requirements along the entire frontage of the subdivision. The new owner of Lot 4 is now proposing to remove the original dwelling and replace it with a new single-family dwelling. The Riverside Estates community is an established community with 24' road sections and requiring road improvements at this time would be an unreasonable hardship for the applicant. It would be an unreasonable hardship to require the owner to install frontage improvements for which the County already received a fee-in-lieu for a site that already has a home constructed on it.

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

Approval of this alternative compliance request will not confer to the applicant a special privilege as the prior subdivision of this lot included the payment of a fee-in-lieu for the sidewalks and street trees at this site. This action does not modify the lot lines or create a new one, it would allow the owner to remove the existing dwelling and replace it with a new dwelling.

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

The proposed dwelling does not create any additional lots and would utilize the access point from Judy Lane. There are no improvements proposed that would alter the current 24' road width or bituminous curb. Therefore, it would not be detrimental to the public health; safety or welfare, or injurious to other properties as site conditions for the existing and proposed house would remain the same.

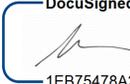
Approval of this Alternative Compliance is subject to the following conditions:

1. 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.

Sincerely,

DocuSigned by:

1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js
cc: Research
DLD - Julia Sauer
Robert Vogel – Vogel + Timmons Group



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

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
16.132(a) Article III	Road Construction

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Qing Yu Pan

Date:

7/7/23

Signature of Petitioner Preparer:

Rob Vogel

Date:

7/7/23

Name of Property Owner:

Qing Yu Pan

Name of Petitioner Preparer:

Vogel Engineering + Timmons Group

Address:

6713 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