



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 11, 2023

Patapsco Builders, LLC
Attn: Tim Burkard
612 Third Street, Ste. 4C
Annapolis, MD 21403
Sent via email to tim@burkardhomes.com

RE: WP-24-019 Schneider Subdivision (SDP-20-024)

Dear Mr. Burkard:

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 11, 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(m)** of the Subdivision and Land Development Regulations to extend the deadline date to submit the site development plan originals for signature.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(m) 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 relief from the site development plan original milestone as determined by the Subdivision and Land Development Regulations. The processing of the Originals Only plat of revision needs to be completed to extend a public drainage and utility easement before the site development plan originals can be submitted. The applicant is requesting additional time to allow the processing of the required documents and recordation of the plat, so that the completed SDP original can be submitted. The plat has been submitted to the County and is now in circulation for signatures and recording. The applicant has also satisfied the Advanced Deposit Order process through the Real Estate Services Division as of August 30, 2023. Strict compliance with the regulations would require the applicant to resubmit a new site development plan, which would match the one which has completed the review process and has been granted technical completion on February 10, 2023. Approval of the alternative compliance promotes efficiency of the plan review process as all agency comments have been addressed on the current site development plan.


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

1. The original plans for the site development plan (SDP-20-024) must be submitted for signature within **60 days** of this alternative compliance approval (**on or before December 10, 2023**).
2. Compliance with all Subdivision Review Committee comments for SDP-20-024, Schneider Subdivision.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Rob Vogel, Vogel Engineering + Timmons Group (rob.vogel@timmons.com)



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: Schneider Subdivision Lots 1-4

Subdivision Name/Property Identification: Schneider Subdivision

Location of property: 3071 Bethany Lane Ellicott City, MD 21042

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

Tax Map: 17 **Grid:** 20 **Parcel No:** 136 **Election District:** 2nd

Zoning District: R-20 **Total site area:** 5.53 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-19-017
 F-19-057
 SDP-20-024

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(m)	Milestone for submission of original drawings for signature

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 8/8/23

Signature of Petitioner Preparer:  Date: 8/8/23

Name of Property Owner: Patapsco Builders, LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 612 Third Street, Suite 4C Address: 3300 North Ridge Road, Suite 110

City, State, Zip: Annapolis, MD 21403 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: tim@burkardhomes.com E-Mail: Rob.Vogel@timmons.com

Phone No.: 240-375-1052 Phone No.: 410-461-7666

Contact Person: Tim Burkard Contact Person: Robert H. Vogel

Owner's Authorization Attached