



# 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

September 15, 2023

Steven Powell  
Lutheran Social Ministries of Maryland  
300 St. Luke Circle  
Westminster, MD 21158

Sent via email at [spowell@lsmmd.org](mailto:spowell@lsmmd.org)

RE: WP-24-022, Lutheran Village at Miller's Grant Phase 2  
(SDP-22-043)

Dear Mr. Powell:

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 September 15, 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 site development plans (SDP-22-043) and extend the deadline date to submit a revised site development plan for County review.

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 purpose of this alternative compliance petition is to grant the applicant a reactivation of the plan and 150 days to submit the revised plans from the May 7, 2023 deadline date. The applicant has been working with County staff to resolve stormwater management design issues for a pond that must be expanded to accommodate the additional development on the site and to determine whether the request to increase density under ZB 1128 would be pursued. Should the request not be granted, the applicant would resubmit a site development plan matching the one previously reviewed by County staff. This would result in an unreasonable hardship. The applicant requests this relief so that the community can address immediate capacity issues for the assisted living facility and dedicated nursing units and to deliver units that have already been sold. The applicant believes all issues have been addressed to reach technically complete with the next submission. 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 petitioner shall submit a revised site development plan (SDP-22-043) for County agency review within 30 days of the approval date of this Alternative Compliance request **(on or before October 15, 2023)**.
2. Provide a general note on the SDP that references this alternative compliance petition 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 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 Jill Manion at (410) 313-2350 or email at [jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov).

Sincerely,

DocuSigned by:  


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

AC/jam

cc: Research  
DLD - Julia Sauer  
DMW – Jacob Dortch and Jerry Turnbaugh



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

(410) 313-2350

DPZ Office Use only:  
 File No. *WP-CY-022*  
 Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Lutheran Village at Miller's Grant is an existing Planned Senior Community. The proposed improvements are to provide expansions and additions to accommodate existing and new senior residents.

**Subdivision Name/Property Identification:** Lutheran Village at Miller's Grant, Phase 2

**Location of property:** 9000 Fathers Legacy, Ellicott City, Maryland 21042

**Existing Use:** Planned Senior Community      **Proposed Use:** Planned Senior Community

**Tax Map:** 24      **Grid:** 9      **Parcel No:** 1001      **Election District:** 02

**Zoning District:** PSC      **Total site area:** 49.67 Acres

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:

- SDP-22-043: Currently active plans (Phase 2)
- ECP-21-031: Approved on 6-10-2021 (Phase 2)
- SDP-08-075: Approved on 10-5-2016 (Phase 1)

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 16.156, (g) (2)	The applicant requests that the re-submission deadline be extended to allow engineer to submit plans via HC PDoc electronic submission, as well as, extended to make the "hard copy" submission as part of same review submittal process.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Steven Powell* Date: 17 August 2023

Signature of Petitioner Preparer: *Charles D. Turnbaugh* Date: 17 August 2023

Name of Property Owner: Lutheran Social Ministries of Maryland

Name of Petitioner Preparer: Daft McCune Walker, Inc.

Address: 300 St. Luke Circle

Address: 501 Fairmount Avenue, Suite 300

City, State, Zip: Westminster, MD 21158

City, State, Zip: Towson, MD 21286

E-Mail: spowell@lsmmd.org

E-Mail: jturnbaugh@DMW.com

Phone No.: (410) 848-0090

Phone No.: (410) 296-3333

Contact Person: Steven Powell

Contact Person: Jerry Turnbaugh, P.E.

Owner's Authorization Attached