



# 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 19, 2023

Joy Griffin Beall  
3913 & 3915 Old Columbia Pike  
Ellicott City, MD 21043  
Sent via email to [joybeall82@gmail.com](mailto:joybeall82@gmail.com)

RE: WP-24-035 Griffin Property  
3913 & 3915 Old Columbia Pike

Dear Ms. Beall:

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 19, 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 16.147** of the Subdivision and Land Development Regulations to reconfigure existing deeded parcels by the adjointer deed process in lieu of the subdivision plat process.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.147 would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and 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 Howard County Subdivision and Land Development Regulations require the modification of property lines by submission of a formal subdivision plat. The applicant requests to forego the subdivision plat process and reconfigure three existing deeded parcels into two parcels by the adjointer deed process. The request is to reconfigure Parcel 60 by transferring the panhandle portion of the parcel and merging it with Parcels 156 & 331 to create a consolidated parcel. The subdivision of land is within current boundaries and is facilitated to provide for a more contiguous tract of land for real estate transaction purposes. No new buildable lots are being created and no new development is proposed under this application. The preparation and recordation of a plat would not benefit or alter the existing site conditions and would create an unreasonable hardship for the applicant. Approval of this alternative compliance promotes efficiency of the plan review process.

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


1. Through the adjointer deed process, Tax Map 25, Parcels 60, 156 & 331 shall be reconfigured as shown the alternative compliance exhibits (Exhibits A & B). No new lots or parcels are to be created or endorsed by this approval.

2. The applicant must record the new deeds in the Land Records Office of Howard County, MD within 90 days of the date of alternative compliance approval (on or before \_\_\_\_). A copy of the recorded deeds shall be submitted to the Department of Planning Zoning for file retention purposes within 30 days of deed recording.
3. All existing structures must meet minimum setbacks from the proposed parcel lines per the Zoning Regulations.
4. WP-24-035 shall be referenced in the adjoinder deeds.
5. An exhibit is to be recorded with the adjoinder deed to illustrate the lot line adjustment with all metes and bounds descriptions and include lines to be added and abandoned with the adjoinder deed recordation.

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 Julia Sauer at (410) 313-2350 or email at [jsauer@howardcountymd.gov](mailto:jsauer@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research  
DLD - Julia Sauer  
Emily Iacchei, Real Estate Services  
Avinash Dewani, DPW



<b>DPZ Office Use only:</b> File No. Date Filed
---

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** #3913 & #3915 Old Columbia Pike

**Subdivision Name/Property Identification:** Helen S. Griffin

**Location of property:** Ellicott City, MD

**Existing Use:** Low Density Residential      **Proposed Use:** Low Density Residential

**Tax Map:** 0025      **Grid:** 0013      **Parcel No:** 60, 156, 331      **Election District:** 2

**Zoning District:** R-ED      **Total site area:** 9.241 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:

This is the initial submission of an Alternative Compliance Application for the subject site. The property owner, Helen S. Griffin, seeks to transfer a panhandle portion of her lands out of the current Tax Map 25, Parcel 60 as described in Liber 374 Folio 658, leaving a remaining reconfigured Tax Parcel 60. She also seeks the creation of a singular consolidated Tax Parcel from other lands comprised of said Area of Transfer, Tax Parcel 156, and Tax Parcel 331.

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 16.147 (a) - Final subdivision plan and final plat	This application request is to allow adjustment of the lot line between two parcels owned by Ms. Helen S. Griffin as described by the attached plat and legal descriptions to reapportion the original three (3) lots, including panhandle Parcel 331, so that the consolidated parcels and remainder after transfer parcel are more congruent with the zoning code. A new line of division will be established between the Consolidated Parcel (Parcels 156 and 331 & Area of Transfer) to separate the Area of Transfer (Parcel 60).

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Helen S. Griffin by Joy Griffin Beall* Date: *09-29-2023*

Signature of Petitioner Preparer: *Avinash Dewani* Date: *09/29/2023*

Name of Property Owner: Helen S. Griffin Name of Petition Preparer: HC DPW

Address: #3913 & #3915 Old Columbia Pike Address: 9801 Broken Land Parkway

City, State, Zip: Ellicott City, MD 21043 City, State, Zip: Columbia, MD 21046

E-Mail: *joybeall82@gmail.com* E-Mail: *adewani@howardcountymd.gov*

Phone No.: *704-880-6771 cell* Phone No.: 410-313-6417

Contact Person: *Joy Griffin Beall* Contact Person: Avinash Dewani

Owner's Authorization Attached