



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

January 26, 2024

Zablah Real Estate LLC
224 N. Franklinton Road
Baltimore, MD 21223
ramadanzablah@yahoo.com

RE: WP-24-054 Harvey S. Reed Subdivision

Dear Sir/Madam:

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 January 24, 2024 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning considered and **denied** your request for alternative compliance with respect to **Section 16.156(o)(1)(iii)** of the Subdivision and Land Development Regulations to reactivate the site development plan (SDP-15-073).

The Department of Planning and Zoning finds that strict enforcement of Section 16.156(o)(1)(iii) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

1. In accordance with the closeout letter for Zoning Violation Case CE-20-84 dated April 26, 2021, any new development of the parcel that disturbs more than 5,000 square feet will require the Department of Planning & Zoning to approve a new site development plan. Per the owner's engineering consultant, the proposed limit of disturbance exceeds 5,000 square feet.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely, DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel Engineering + Timmons



DPZ Office Use only:

File No.

Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Harvey S. Reed Subdivision Lot 12

Subdivision Name/Property Identification: Harvey S. Reed Subdivision Lots 12 and 13

Location of property: 10003 Reed Lane, Ellicott City, MD 21042

Existing Use: Residential

Proposed Use: Residential

Tax Map: 17

Grid: 20

Parcel No: 106

Election District: 2nd

Zoning District: R-20

Total site area: 1.95 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-15-013

F-15-051

SDP-15-073

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.(o)(1)(iii)	Procedures for filing and processing Site Development Plan applications: Building Permits: Application time limits.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 9-11-23

Signature of Petitioner Preparer:  Date: 9/17/23

Name of Property Owner: Zablah Real Estate LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 224 N. Franklinton Road Address: 3300 North Ridge Road, Suite 110

City, State, Zip: Baltimore, Maryland 21223 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: ramadanzablah@yahoo.com E-Mail: rob.vogel@timmons.com

Phone No.: 414-801-1312 Phone No.: 410-461-7666

Contact Person: Ramadan Zablah Contact Person: Robert H. Vogel

Owner's Authorization Attached