



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

December 14, 2023

Chief Curtis Lowrey
ff2472@yahoo.com
Lisbon Volunteer fire Co., Inc.
P.O. Box 40
Lisbon, MD 21765

Dear Chief Lowrey:

RE: WP-24-056, Lisbon Volunteer Fire Station, SDP-07-035

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 December 14, 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 **Sections 16.156(o)(1)(i) and 16.156(o)(2)** of the Subdivision and Land Development Regulations reactivation and extension of the Site Development Plan (SDP-17-035) for the application of the building permit for construction of the social hall (Phase 2).

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(o)(1)(i) and 16.156(o)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the (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 to reactivate an expired Site Development Plan (SDP-17-035). The SDP was revised to construct the site in 2 phases. Phase 1 of the project has been completed and the site has been graded in preparation for Phase 2 (social hall). However, the Phase 2 building permits were not applied for within 2-years from signature approval of the SDP and is now considered expired. The applicant phased the project because funding was not available for the social hall at the time of the initial construction. A denial of this request would result in an unreasonable hardship since no design changes are proposed and the SDP has already met site plan approvals and signatures by the SRC agencies. Approval of the alternative compliance promotes efficiency of the plan review process allowing the project to be reactivated for the purpose of the constructing Phase 2.

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

1. The developer must apply for building permits within one year of the date of the alternative compliance petition (**on or before December 14, 2024**).

2. On all future plan submissions, provide a brief description of alternative compliance petition, WP-24-056, as a general note to include request(s), section(s) of the regulations, action, and date.

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.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:
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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

cc: Research
DLD - Julia Sauer
Real Estate Services
Heather Angstadt HAngstadt@cbstructuresinc.com
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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:

Subdivision Name/Property Identification:

Location of property:

Existing Use:

Proposed Use:

Tax Map:

Grid:

Parcel No:

Election District:

Zoning District:

Total site area:

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:

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 Reference No.	Brief Summary of Request

Signature of Property Owner:

Date:

Signature of Petitioner Preparer:

Date:

Name of Property Owner:

Name of Petition Preparer:

Address:

Address:

City, State, Zip:

City, State, Zip:

E-Mail:

E-Mail:

Phone No.:

Phone No.:

Contact Person:

Contact Person:

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request