



# 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

April 24, 2024

Tony and Amy Spangler  
12245 Howard Lodge Road  
Sykesville, MD 21784  
[Tony.allen.spangler@gmail.com](mailto:Tony.allen.spangler@gmail.com)

Dear Mr. and Mrs. Spangler:

RE: WP-24-058, Spangler Property, Lots 1-2

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before June 8, 2024\***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

**In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

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

Sincerely, DocuSigned by:

1EB75478A22B49A...  
Anthony Cataldo, AICP, Chief

Division of Land Development

AC/bl

Attachments: DLD and Fire

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Benchmark Engineering



# 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

Tony and Amy Spangler  
12245 Howard Lodge Road  
Sykesville, MD 21784  
[Tony.allen.spangler@gmail.com](mailto:Tony.allen.spangler@gmail.com)

Dear Mr. and Mrs. Spangler:

RE: WP-24-058, Spangler Property, Lots 1-2

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Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before March 11, 2024\***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

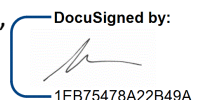
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If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely, DocuSigned by:



1EB75478A22B49A...

Anthony Cataldo, AICP, Chief

Division of Land Development

AC/bl

Attachments:

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Benchmark Engineering



**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-24-058*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** 12245 Howard Lodge Drive  
**Subdivision Name/Property Identification:** Spangler Property  
**Location of property:** 12245 Howard Lodge Drive, Sykesville, MD  
**Existing Use:** SFD **Proposed Use:** SFD - 2 lots  
**Tax Map:** 0009 **Grid:** 0012 **Parcel No:** 0123 **Election District:** #3  
**Zoning District:** RR-DEO **Total site area:** 6.49 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-23-013

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 16.120(b)(4) (iii)(b)	To allow environmental features on a lot that is less than 10 acres in area.
Section <del>16.12(c)(2)</del> 16.120(c)(2)	To allow creation of a lot that does not have public road frontage.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: October 24, 2023

Signature of Petitioner Preparer:  Date: 10-30-23

Name of Property Owner: Tony and Amy Spangler Name of Petition Preparer: Benchmark Engineering, Inc.,

Address: 12245 Howard Lodge Road Address: 3300 North Ridge Road, Suite 140

City, State, Zip: Sykesville, MD 21784 City, State, Zip: Ellicott City, MD 21043

E-Mail: tony.allen.spangler@gmail.com E-Mail: bei@bei-civilengineering.com

Phone No.: 410-926-5124 Phone No.: 410-465-6105

Contact Person: Tony Spangler Contact Person: Alice Miller

Owner's Authorization Attached