



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 30, 2024

Don Reuwer
8318 Forrest Street, Suite 200
Ellicott City, MD 21043

RE: WP-24-063, Wellness Center of Howard County
(Reactivation of SDP-13-065)

Dear Mr. Reuwer:

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 29, 2024 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(o)(2)** of the Subdivision and Land Development Regulations to reactivate SDP-13-065 to construct a metal deck addition approved on a redline revision to the plan approved in 2020.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 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 [four (4) items OR 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 main structures identified on the SDP were constructed on the property with the original approval of SDP-13-065. The reactivation of the plan is to construct a metal deck addition that was approved through the redline revision process in 2020. Due to the pandemic and real estate market forces that prolonged lease negotiations, the deck addition was put on hold by the owner. It would be an unreasonable hardship for the owner to submit a new SDP for this minor work which was previously approved as a redline to the plans. There are no new requirements that would impact this minor structure that would necessitate additional plan review. Therefore, approval of the alternative compliance promotes efficiency of the plan review process and would allow the owner to apply for a building permit for the approved improvements.

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

1. Submit a building permit for the proposed metal deck within one year of approval of this alternative compliance.

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 this requested alternative compliance will remain valid for the time period specified in the conditions of approval

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:
 for
29266B221B8841E...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DLD - Julia Sauer
Real Estate Services
Fisher Collins and Carter
File: SDP-13-065



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
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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: [Redacted]

Subdivision Name/Property Identification: The Wellness Center of Howard County

Location of property: 6050 Meadowridge Center Drive

Existing Use: Restaurant, Office & Daycare **Proposed Use:** Restaurant, Office & Daycare

Tax Map: 37 **Grid:** 10 **Parcel No:** 687 **Election District:** 1st

Zoning District: PEC **Total site area:** 2.727

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:

P-93-011, F-94-026, WP-02-047, SDP-07-005

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)(2)	Expiration of plan approval. If the developer does not apply for building permits as required by paragraph (1) of this subsection, the site development plan shall expire and a new site development plan submission will be required.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Donald Reuwer Jr.* **Date:** 12/13/2023

Signature of Petitioner Preparer: *wjcm* **Date:** 12/13/2023

Name of Property Owner: Donald Reuwer **Name of Petition Preparer:** Mike McCann

Address: 8318 Foreest Street, Ste. 200 **Address:** 10272 Baltimore National Pike

City, State, Zip: Ellicott City, MD 21043 **City, State, Zip:** Ellicott City, MD 21042

E-Mail: dreuwer@ldandd.com **E-Mail:** mike.mccann@fcc-eng.com

Phone No.: 410-707-7054 **Phone No.:** 410-461-2855

Contact Person: *[Redacted]* **Contact Person:** Mike McCann

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request