



# 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

June 27, 2024

Lees Towing of Laurel  
7740 Sharewood Drive  
Jessup, MD 20794  
Sent via email to [leestowingllc@yahoo.com](mailto:leestowingllc@yahoo.com)

RE: WP-24-089 Lees Towing of Laurel

Dear Owner:

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 June 26, 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 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to use the alternative compliance plan exhibit as a substitute for a site development plan for retroactive approval of the motor vehicle and storage facility structures and uses.

The Department of Planning and Zoning finds that strict enforcement of **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was June 9, 2024. Section 16.104(b)(1) states: The developer has presented a petition demonstrating the desirability of a waiver; if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.

If you have any questions, please contact Julia Sauer at (410) 313-4342 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  
Zoning – Tamara Frank  
FCC



# 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 25, 2024

Lees Towing of Laurel  
7740 Sharewood Drive  
Jessup, MD 20794  
Sent via email to [leestowingllc@yahoo.com](mailto:leestowingllc@yahoo.com)

RE: WP-24-089 Lees Towing of Laurel

Dear Owner:

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 9, 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 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  
FCC, Jennifer Wellen ([jwellen@fcc-eng.com](mailto:jwellen@fcc-eng.com))



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

<b>DPZ Office Use only:</b> File No. Date Filed
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**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Lees Towing of Laurel

**Subdivision Name/Property Identification:** Lees Towing of Laurel

**Location of property:** 7968 Dorsey Run Road

**Existing Use:** motor vehicle towing and storage      **Proposed Use:** motor vehicle towing and storage

**Tax Map:** 43      **Grid:** 22      **Parcel No:** 256      **Election District:** 6

**Zoning District:** M-2      **Total site area:** 1.352

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:

CE-17-176, BA-19-027V, NCU-18-003, WP-22-.30

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
16.155(a)(1)(ii)	Section 16.155(a)(1)(ii) Applicability: (a) A site development plan, approved by the Department of Planning and Zoning, is required for: (i) Nonresidential: (ii) Any establishment of a use or change in use, unless the Department of Planning and Zoning determines that the establishment or change in use will cause less than 5,000 square feet of site disturbance, that no significant alteration to access, parking, circulation, drainage, landscaping, structures, or other site features is required, and that the proposed use does not qualify as redevelopment that requires stormwater management in accordance with the design manual.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Cheryl Edwards* Date: *3/29/24*

Signature of Petitioner Preparer: *Frank Marshall Jr* Date: *4/5/24*

Name of Property Owner: **Lees Towing of Laurel** Name of Petition Preparer: **Fisher Collins & Carter, LLC**

Address: **7740 Shareood Drive  
Jessup, 20794-3219** Address: **10272 Baltimore National Pike**

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

E-Mail: Cheryl Edwards <leestowingllc@yahoo.com> E-Mail: **jwellen@fcc-eng.com**

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

Contact Person: **Cheryl Edwards** Contact Person: **Jennifer Wellen**

Owner's Authorization Attached