



# 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 13, 2024

Bohler Engineering  
(on behalf of Michael Vahle/Public Storage)  
901 Dulaney Valley Road, Suite 801  
Towson, MD 21204

RE: WP-24-099, Public Storage Ellicott City

Dear Applicant:

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 12, 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 **Sections 16.156(k)&(l)** of the Subdivision and Land Development Regulations to grant a time extension to submit the site development plan originals.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of **Section 16.156(k) and Section 16.156(l)** would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the 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 Site Development Plan (SDP-23-036) received technically complete status on November 8, 2023. The applicant has been discussing and working with the Department of Planning and Zoning, Department of Public Works, and the Office of Life Safety regarding the location of a required fire hydrant and the associated public utility easements for the hydrant and other infrastructure. The applicant is also working through finalizing the site development plan and the associated Advanced Deposit Order process that stemmed from the approved Design Manual Waiver granted on December 15, 2023. Due to constraints and the intricacies of the proposed hydrant in relation to the existing infrastructure, revisions to the plans were necessary in order to comply with the approved design waiver. The approval of the SDP also required the purchase of 0.10 acres of forest conservation bank area. Public Storage has undergone some corporate restructuring and additional time is necessary to bring the new agents and stewards of the project up to speed on the processes to complete the plans approval and to obtain the necessary documents and forms necessary to post the required securities and fees. Strict compliance with the regulations would require the applicant to resubmit a formal Site Development Plan for the proposed project. This would result in an unreasonable hardship since the existing Site Development Plan has been reviewed for completeness and is determined to be complete. Approval of the alternative compliance promotes efficiency of the plan review process as the existing Site Development Plan is technically complete but additional time is required to complete the accompanying agreements and documents.

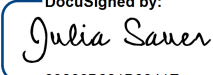
Approval of this Alternative Compliance is subject to the following conditions:

1. The Developer's Agreement and payment of fees and financial obligation associate with the Developer's Agreement shall be extended 180 days from the original milestone date submission date of May 1, 2024 (on or before October 28, 2024).
2. The technically complete Site Development Plan of SDP-23-070 for the new self-storage building (Public Storage, Ellicott City), which was issued TC status on November 8, 2023, shall be submitted within 180 days from the original milestone date submission date of May 1, 2024 (on or before October 28, 2024).
3. Add the Alternative Compliance Request number, purpose, section, date, and conditions on all subsequent plan submissions.

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 or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov).

Sincerely,

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

AC/NH

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



**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:**

**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