



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 7, 2024

Mr. Matt Eyer
J.R. Enterprises
13690 Triadelphia Road
Glenelg, MD 21737

RE: WP-24-101 1369 Triadelphia Road
Deferral for Additional Information

Dear Mr. Eyer:

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 requested 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 July 22, 2024***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

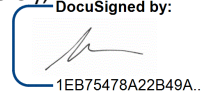
Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans 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 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 Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,
DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

Attachments: DLD Comments

cc: Research
DLD - Julia Sauer
Real Estate Services
matte@eyre.com
ron@vanmar.com
dhaval@vanmar.com
jehartner@howardcountymd.gov



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-24-101*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 13690 Triadelphia Road Site Plan

Subdivision Name/Property Identification: 13690 Triadelphia Road Site Plan (SDP-22-055)

Location of property: 13690 Triadelphia Road

Existing Use: Commercial **Proposed Use:** Commerical

Tax Map: 22 **Grid:** 14 **Parcel No:** 131 **Election District:** 3

Zoning District: B-2 **Total site area:** 1.82 Acres

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:

The Site at 13690 Triadelphia Road is currently used as Rental Center Storage. There is no building structure on the site and porta potties/portable toilets are stored on site for rentals. Site was graded over time and a Site Plan is being prepared to address Site Plan requirements including Stormwater Management, grading and access improvements along the frontage of the property.
 SDP-22-055 , ECP-21-039

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
16.1205 and 16.125	Priority is to retain specimen trees and trees adjacent to roadways. Specimen Tree number 3 is near Triadelphia Road. The tree is not likely to survive grading and paving of the access improvements that will be so close to the trunk of the tree. Request is to remove Specimen Tree number 3.
16.156 (g) (2)	Per this Section, if the Department of Planning and Zoning or the Review Committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication. The revised Site Plan responding to Department comments was not resubmitted by the August 26,2022. The comments required a pre-submission community meeting

Section Reference No.	Brief Summary of Request
16.156 (g) (2) continued	be completed before resubmission. This process requires selection of the site for the community meeting, approval of the selected site and advertising of the meeting. The pre-submission community meeting was held on February 27, 2023. It would have been difficult to complete the pre-submission meeting within the 45-day time. Additionally resubmission
16.156 (g) (2)	responding to comments from the County was late due to a review of a cost-effective solution for providing Stormwater Management design and delays by the Engineer for the project being able to schedule the review, revision and processing of the plan revisions. Request is to accept the resubmission that is later than the required 45-days.

Signature of Property Owner: Matt Eyre *Matt Eyre* Date: 05/06/2024

Signature of Petitioner Preparer: Matt Eyre *Matt Eyre* Date: 05/06/2024

Name of Property Owner: J. R. Enterprises LLP Name of Petition Preparer: J. R. Enterprises LLC

Address: 13690 Triadelphia Road Address: 13690 Triadelphia Road

City, State, Zip: Glenelg, MD 21737 City, State, Zip: Glenelg, MD 21737

E-Mail: matte@eyre.com E-Mail: matte@eyre.com

Phone No.: 410-442-1330 Phone No.: 410-442-1330

Contact Person: Matt Eyre Contact Person: Matt Eyre

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request