



# 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

Amy and Tony Spangler  
12245 Howard Lodge Road  
Sykesville, MD 21784

Dear Mr. and Mrs. Spangler:

RE: WP-24-112, Spangler Property  
Extension Request

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 27, 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 16.144(m)** of the Subdivision and Land Development Regulations to allow for a 90-day extension to resubmit the final plan (F-24-007).

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(m) 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 proposed development is for a two-lot residential subdivision. The applicant met with various County agencies to discuss comments concerning the vehicular access to the site. There are concerns that the existing driveway will not safely meet the design standards for emergency service. The applicant has requested a 90-day extension of time to explore alternatives for improving the existing shared driveway. Strict compliance with the regulations would result in the loss of plan status and require the project to start over. If the plan is resubmitted without the necessary information, the plan review cycle will be an inefficient use of time as the county agencies would not have the required information to render a decision. Approval of the alternative compliance promotes efficiency in the plan review process.

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

- 1. The applicant must submit the revised final subdivision plans for F-24-007 for review within 90-days from the June 2, 2024, deadline date (on or before August 31, 2024).**

2. Include this alternative compliance petition decision as a general note on the final plan (F-24-007). This note shall include the petition's file number, the regulatory sections, the decision date, and the conditions of approval.

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 the time period specified in the conditions of approval.

If you have any questions, please contact Brenda Luber at (410) 313-4343 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/bl

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

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

**Site Description:** 2-lot minor subdivision

**Subdivision Name/Property Identification:** Spangler Property

**Location of property:** 12245 Howard Lodge Drive

**Existing Use:** Residential      **Proposed Use:** Residential

**Tax Map:** 9      **Grid:** 12      **Parcel No:** 123      **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, F-24-007

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
16.144.(m)	Final Plan Resubmission required within 45 days.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date: 6-2-24

Signature of Petitioner Preparer:



Date: 6-2-24

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