



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

July 23, 2024

Don Pistorio
5221 Lynngate Road
Columbia, MD 21044

RE: WP-24-117, 3830 Ten Oaks Road

Dear Mr. Pistorio:

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 September 6, 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 Jason Lenker at (410) 313-4394 or email at jlenker@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services
Don Pistorio – dpistorio@comcast.net
Vogel



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

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 3830 Ten Oaks Road

Subdivision Name/Property Identification: 3830 Ten Oaks Road

Location of property: 3830 Ten Oaks Road, Glenelg, MD 21737

Existing Use: Commercial **Proposed Use:** Commercial-Deck Addition

Tax Map: 22 **Grid:** 14 **Parcel No:** 81 **Election District:**

Zoning District: B-1 **Total site area:** 1.00 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:

The subject property is currently utilized as a dog day care/boarding facility and a coffee shed/lounge.

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	Applicability, Non-Residential Site Development Plan. Petitioner requests an exemption to the Site Development Plan requirement to construct a deck.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Don P. Pistorio* Date: 6/24/24

Signature of Petitioner Preparer: *[Signature]* Date: 6/24/24

Name of Property Owner: Don Pistorio Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 5221 Lyngate Road Address: 3300 North Ridge Road., Suite 110
Columbia MD 21044

City, State, Zip: City, State, Zip: Ellicott City, Maryland 21043

E-Mail: dpistorio@comcast.net E-Mail: rob.vogel@timmons.com

Phone No.: 410-227-1617 Phone No.: 410-461-7666

Contact Person: DON PISTORIO Contact Person: Robert H. Vogel

Owner's Authorization Attached