



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

August 16, 2024

Mr. Donald Darnell
Maryland Food Center Authority
7801 Oceano Drive
Jessup, MD 20794

RE: WP-25-008 Md Food Center Authority
VOID Application


Dear Mr. Darnell:

This Department has **voided** the above referenced plan submission in accordance with the following:

Staff determines that the regulations do not require processing an Alternative Compliance for this project. Per Section 16.1202(B)(1)(xiii) of the subdivision regulations, existing impervious area as shown on a previously approved SDP can be netted out of the Forest Conservation Worksheet. Per Section 3.2.4. of the Forest Conservation Manual, an LOD of less than 40,000 SF may choose option 1 and use the LOD as the net tract area to track Forest Conservation obligations. The applicant has demonstrated the project meets these criteria as summarized above. This can be reviewed and documented on a redline to the SDP-79-079. Processing a separate Alternative Compliance application is not necessary.

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, ACIP, Chief
Division of Land Development

AC/DD

cc: Research
DPW, RES
Forest Conservation Coordinator
Landscaping Coordinator
Julia Sauer (for AC's only)
Laura Boone
MRA, mmitchell@mragla.com

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Alternative Compliance Application Form Submitted
Howard County Department of Planning and Zoning
3430 Court House Drive | Ellicott City | MD | 21043
TEL: 410.313.2350

The following Application has been submitted: AC-100

PROJECT IDENTIFICATION

Site Description: Parcel C
Location Address: 7400 Conowingo Ave, Jessup, MD, 20794
Existing Use: industrial
Proposed Use: Industrial
Tax Map: 43
Grid: 15
Parcel No: 632
Election District: 6
Zoning: M-2
Total Site Area: 38.03

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

SDP-79-111, PB27-079

SECTION REFERENCE INFORMATION

Your initial Application Fees cover up to 2 Section References for this application.

1.) Section Reference No.: 16.120(v) (Title 16)

Brief Summary of Request: The subject property was developed before the woodland conservation manual took effect and we are required retroactively to meet woodland conservation manual requirements. We are applying for an alternative compliance to use the proposed Limits of Disturbance for additional impervious area/SWM as the net tract area for calculations, which is allowed per section 3.2.4 of the Woodland Conservation Manual for LOD under 40,000 SF, rather than the definition of net tract area described in Section 16.1201.

2.) Section Reference No.: 16.1207 Subtitle 12 Forest Conservation

Brief Summary of Request: The subject property was developed before the woodland conservation manual took effect and we are required retroactively to meet woodland conservation manual requirements. We are applying for an alternative compliance to use the proposed Limits of Disturbance for additional impervious area/SWM as the net tract area for calculations, which is allowed per section 3.2.4 of the Woodland Conservation Manual for LOD under 40,000 SF, rather than the definition of net tract area described in Section 16.1201.

Adding more than 2 Section Reference Numbers will incur an additional fee. You can the additional Section Reference Numbers below.

3.) Section Reference No.:

Brief Summary of Request:

4.) Section Reference No.:

Brief Summary of Request:

5.) Section Reference No.:

Brief Summary of Request:

6.) Section Reference No.:

Brief Summary of Request:

7.) Section Reference No.:

Brief Summary of Request:

8.) Section Reference No.:

Brief Summary of Request:

PROPERTY OWNER INFORMATION

Name: Donald Darnall
Owner Company Name: Maryland Food Center Authority
Address: 7801 Oceano Avenue, Jessup, MD, 20794
Phone: (410) 379-5760
Email: ddarnall@mfca.info

PREPARER INFORMATION

Preparer Company Name: Morris & Ritchie Associates, Inc
Name: Michael Mitchell
Address: 14280 Park Center Drive, Laurel, MD, 20707-____
Phone: (410) 792-9792
Email: mmitchell@mragta.com

CONTACT US

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TEL: 410.313.2350