



# 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

September 4, 2024

Adane Negussie  
6981 Linden Avenue  
Elkridge, MD 21075

RE: WP-25-010 Adane Negussie Property

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 September 4, 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 16.156(g)(2)** of the Subdivision and Land Development Regulations to reinstate processing of SDP-24-007 and extend the missed deadline.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the OR 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 applicant is requesting relief from the milestone requirements of the Subdivision and Land Development regulations. The resubmission of the revised site development plan missed the July 1<sup>st</sup> deadline due to the designer's oversight. The consultant had been working with DED regarding the design manual waiver required for the site. Strict compliance with the regulations would create an unreasonable hardship by requiring the applicant to resubmit a new site development plan, which would not differ from their revised submission. Approval of the alternative compliance promotes efficiency of the plan review process by allowing the project to continue through the established review process.


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

1. The revised site development plan (SDP-24-007) must be resubmitted to the Department of Planning and Zoning within 30-days of the date of this letter (**on or before October 4, 2024**).

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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/JS

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
KCI – Frank White

□

**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-113

**PROJECT IDENTIFICATION**

Site Description: Linden ave  
Location Address: 6970 Linden Ave, Elkridge, MD, 21075  
Existing Use: residential  
Proposed Use: residential  
Tax Map: 43  
Grid: 6  
Parcel No: 585  
Election District: 3  
Zoning: R-12  
Total Site Area: 0.36

**PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE**

SDP-24-007

**SECTION REFERENCE INFORMATION**

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

1.) Section Reference No.: 16156G2  
Brief Summary of Request: reactivate plan after 45 day resubmit  
2.) Section Reference No.:  
Brief Summary of Request:

**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: Adane Negussie  
Owner Company Name:  
Address: 6970 Linden Ave, Elkridge, MD, 21075  
Phone: (301) 938-9814  
Email: adanenegussie@yahoo.com

**PREPARER INFORMATION**

Preparer Company Name: KCI Technologies Inc.  
Name: frank white  
Address: 936 ridgebrook rd, sparks, MD, 21152-\_\_\_\_  
Phone: (410) 316-0803  
Email: frank.white@kci.com

**CONTACT US**

3430 Court House Drive, Ellicott City, MD 21043  
TEL: 410.313.2350