



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 30, 2024

Howard County Dept. of Recs & Parks
Attn: Nicholas Mooneyhan
7120 Oakland Mills Rd
Columbia, MD 21046

RE: WP-25-015, Barnard Fort House Renovation

Dear Mr. Mooneyhan:

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 August 30, 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 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to use the alternative compliance plan exhibit in lieu of a site development plan to obtain permits in order to renovate the existing structure and change the use from residential to office space for Department of Recreation and Parks staff.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1)(i) 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 applicant proposes to use the construction drawings for the Barnard House renovation that serves as this alternative compliance exhibit as the record drawing in lieu of a formal Site Development Plan. Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the proposed project. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. Approval of the alternative compliance promotes efficiency of the plan review process as the alternative compliance drawings include all relevant information needed for this project's minor improvements.

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

- 1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan. No disturbance is permitted beyond the limit of disturbance as shown on the signed exhibit unless it can be sufficiently demonstrated by the applicant to be justified.*

2. *Revise the plan exhibit per the agency comments in ProjectDox and submit sheets CS-1 and C-1.0 through C-5.1 of the plan exhibit to DPZ for electronic signature as prompted by ProjectDox within 45-days (on or before October 10, 2024). The associated building permit will not be released until the mylar receives signature approval.*
3. *The applicant shall comply with all grading and building permit requirements from the Department of Inspections, Licenses and Permits.*

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 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
Nicholas Mooneyhan
Jason Thompson

□

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-140

PROJECT IDENTIFICATION

Site Description: Barnard Fort House renovation
Location Address: 3713 Fels Ln, Ellicott City, MD, 21043
Existing Use: Vacant
Proposed Use: Office
Tax Map: 25
Grid: 7
Parcel No: 83
Election District: 2
Zoning: HO
Total Site Area: 5.87

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

SDP-12-08 (residential use), F-09-008 (subdivision never constructed)

SECTION REFERENCE INFORMATION

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

1.) Section Reference No.: 16.154

Brief Summary of Request: Request to waive the requirement to process a Site Development plan for the proposed improvements and change in use from residential/vacant to office. Development is minor (under 5,000 sf of disturbance) and the building addition will be located within the existing building footprint. Offices will be for Howard County staff that need to be moved from current location due to building deterioration issues. See attached justification letter.

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: Nicholas Mooneyhan

Owner Company Name: Howard County Department of Recreation & Parks

Address: 7120 Oakland Mills Rd, Columbia, MD, 21046

Phone: (410) 313-4648

Email: nmooneyhan@howardcountymd.gov

PREPARER INFORMATION

Preparer Company Name: Howard County Department of Recreation & Parks

Name: Jason Thompson

Address: 7120 Oakland Mills Rd, Columbia, MD, 21046

Phone: (410) 313-4031

Email: jthompson@howardcountymd.gov

CONTACT US

3430 Court House Drive, Ellicott City, MD 21043

