



# 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 14, 2024

Meredith Avenue, LLC  
517 Horn Point Drive  
Annapolis, MD 21403

Dear Applicant:

RE: WP-25-016, Meredith Avenue (F-23-052)

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 14, 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(p) and Section 16.144(q) of the Subdivision and Land Development Regulations to extend the deadline date for the completion of the developer's agreement and payment of fees, and to extend the deadline date for the submission of the plat for recordation.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) and Section 16.144(q) 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 purpose of this alternative compliance is to request a time extension to the deadline date to complete the Developer's Agreement and payment of fees and submit the final plat originals. The applicant submitted the required "Request for Information" to Real Estate Services on May 16, 2024. The Developer's Agreement package was sent to the applicant on the July 4, 2024, which was the deadline date for the completion of the developer's agreement and payment of all fees. Typically, time extensions based on government inaction on a timely submitted action can be approved administratively. However, the applicant did not submit the administrative extension request before the developer's agreement due date, thus voiding the plan and necessitating the filing of this alternative compliance application. The applicant has requested a 90-day extension of time to complete the developer's agreement and for the payment of all required fees. Strict compliance with the regulations would result in the loss of plan status and require the project to start over. If the request is denied, the plan review cycle will be an inefficient use of time as the county agencies would re-review a plan which had previously demonstrated compliance with the regulations.

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


1. The applicant must submit the executed developer's agreement and payment of all required fees on or before October 2, 2024.
2. The applicant must submit the final plat for recordation on or before December 1, 2024.

3. Include this alternative compliance petition decision as a general note on the final plan (F-23-052). This note shall include the petition's file number, the regulatory sections, the decision date, and the condition 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 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

□

**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-149

**PROJECT IDENTIFICATION**

Site Description: Meredith Avenue F-23-052  
Location Address: , , MD,  
Existing Use: Vacant property  
Proposed Use: public road extension and future SFD housing on existing lots of record  
Tax Map: 50  
Grid: 4  
Parcel No: 426  
Election District: 6  
Zoning: R-SC  
Total Site Area: 0.50

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

ECP-22-034; F-23-052

**SECTION REFERENCE INFORMATION**

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

1.) Section Reference No.: 16.144(r)

Brief Summary of Request: governmental delay caused a delay on executing the developer's agreement and therefore the deadline has been missed to submit the developer's agreement.

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: Brian Boy  
Owner Company Name: Meredith Ave, LLC  
Address: 517 Horn Point Drive, Annapolis, MD, 21403  
Phone: (410) 336-0708  
Email: briandboy@gmail.com

**PREPARER INFORMATION**

Preparer Company Name: Benchmark Engineering, Inc.  
Name: Benchmark Engineering  
Address: 3300 N. Ridge Road, Ellicott City, MD, 21043  
Phone: (410) 465-6105  
Email: bei@bei-civilengineering.com

**CONTACT US**

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