



September 4, 2024

Don Reuwer
8313 Forrest St.
Ellicott City, MD 21043
Email: jrutter_1@live.com

RE: WP-25-021 10437 Clarksville Pike

Dear Mr. Reuwer:

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 request an extension of 60-days to resubmit the site development plan (SDP), from the original 45-day deadline resubmission date of August 4, 2024.

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 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 was delayed due to the unforeseen difficulty by the consultant to address comments provided by review agencies. Several comments were made requiring reconfiguration of the plan layout. It was also required to take the project to the Historical Preservation Committee to review the existing historic structure onsite. The consultant needed additional time to address the review comments while working with the owners on meeting their needs for the project. 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-24-039) must be resubmitted to the Department of Planning and Zoning **on or before October 3, 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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Kathryn Bolton at (410) 313-3369 or email at kbolton@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/kb

cc: Research
DLD - Julia Sauer
Real Estate Services
JNM Engineering, Inc.

□

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-206

PROJECT IDENTIFICATION

Site Description: 10437 Clarksville Pike
Location Address: 10437 Clarksville Pike, Clarksville, MD, 21029
Existing Use: Commercial
Proposed Use: Commerical
Tax Map: 29
Grid: 12
Parcel No: 89
Election District: 5
Zoning: R-20
Total Site Area: 1.22

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

SDP-24-039

SECTION REFERENCE INFORMATION

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

1.) Section Reference No.: 16.156(G)(2)

Brief Summary of Request: We are requesting reactivation of the associated SDP-24-039 due to not meeting the 45 day deadline. Due to coordination with reviewers and the need for additional survey information we needed additional time to address the review comments. We did not anticipate correctly the amount of time it would take us.

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: Don Reuwer

Owner Company Name:

Address: 8318 Forerest Street, Ellicott City, MD, 21043

Phone: 3015142808

Email: jrutter_1@live.com

PREPARER INFORMATION

Preparer Company Name: JNM Engineering

Name: James Witmer

Address: 1 Park Avenue, suite 1A, Mount Airy, MD, 21771

Phone: 3015142808

Email: jim@jnmengineeringllc.com

CONTACT US

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350

