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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-299

PROJECT IDENTIFICATION

Site Description: 10810 Vista Rd
Location Address: 10810 Vista Rd, Columbia, MD, 21044
Existing Use: Single family dwelling
Proposed Use: Single family dwelling
Tax Map: 41
Grid: 5
Parcel No: 304
Election District: 5
Zoning: R-20
Total Site Area: 0.918

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

The residential property was constructed in 1976 and has a sublevel basement which predates the implementation of the current stream buffer zone regulations. At the time of purchase in May 2012, the Stream Buffer Zone was not depicted on the property plat filed with the County nor did we receive any disclosures during settlement regarding the Stream Buffer Zone. When the plot map was requested from the County during the Building Permit submittal process, it did not include an indication that the property was in a Stream Buffer Zone. In addition, the Property Information and Digital Flood Insurance Rate Map sections of the <https://data.howardcountymd.gov> website does not disclose that the property is located within a Stream Buffer Zone. As a result, we were unaware of the buffer zone's existence when we purchased the property, conducted due diligence for our renovation project, and produced an Architectural/Engineering Design for submission of a Building Permit. The property was purchased with the knowledge that it was built in 1976. With the infrastructure aging and signs of deferred maintenance present, we were prepared to expand and update the living space to address aging infrastructure and increase comfortability for our family. We may have made a different purchase decision had we known that we would have been restricted in renovating the existing structure in question. The proposed construction involves demolishing an existing structure and reconstructing it with an approximate increased length by 5 feet and no increase in width thus producing approximately 130 square feet larger structure. The construction will require removal of twelve (12) existing footings due to sloping and uneven floors as uneven floors are typically a structural indication of differential settlement at the foundation level. We will install the same number of footers, twelve (12), within a similar footprint but arrange them to allow for greater load distribution. This work will disturb the soil within the stream buffer zone. Although construction will occur within the buffer zone, it will occur approximately 40 feet away from the stream, the streambed has a cement overlay, the banks are lined with riprap and underlayment, and the bank is surrounded by mature vegetation which provides support within the soil and prevents erosion due to rain runoff. We believe that strict conformance with the current requirements would result in an undue burden, and we respectfully request consideration for alternative compliance based on this background and the attached justifications.

SECTION REFERENCE INFORMATION

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

1.) Section Reference No.: 16.116

Brief Summary of Request: Requesting to renovate the existing structure that sits in a stream buffer zone.

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: Enyinna Anthony
Owner Company Name:
Address: 10810 Vista Rd, Columbia, MD, 21044
Phone: 2407532064

Email: enyinna.anthony@gmail.com

PREPARER INFORMATION

Preparer Company Name:

Name: Enyinna Anthony

Address: 10810 Vista Rd, Columbia, MD, 21044

Phone: 2407532064

Email: enyinna.anthony@gmail.com

CONTACT US

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