



Agency Comment Form

Variance

Date: June 25, 2024
 Use: Single Family Dwelling with Pet Grooming
 Zoning: R-20
 File No.: BA-24-012V
 Petitioner: Timmy Martins
 Property Address: 10688 Haring Road
 Map No: 46
 Parcel: 152


COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: July 9, 2024

COMMENTS

The Division of Land Development has reviewed the above referenced Variance Petition for a residential garage structure (10688 Harding Road), and provides the following comments and notes based on the plan submitted with the variance petition.

1. An alternative compliance request (WP-18-037) was submitted and subsequently approved for the property. The request was to the site development plan requirements as a change-in-use proposal was requiring the submission. The alternative compliance approval required the submission of the alternative compliance exhibit to be kept on record. The exhibit received signature approval on February 23, 2018. There are no other plans on file for the property.
2. Should the variance be approved, the applicant will be required to submit a redline revision to the WP-18-037 Site Development Plan exhibit to reflect the modification.
3. There appear to be additional structures and paving not previously approved by the WP-18-037 plan exhibit currently existing onsite. Should additional development and/or structures beyond what was previously approved remain on site, the applicant may be required to submit an Environmental Concept Plan and/or new Site Development Plan to the Department of Planning and Zoning. Additional review will be done at that time to determine if there are additional development regulations, such as forest conservation, storm water management, etc. that need to be addressed with the modification. Property boundaries and any development encroachments will also be reviewed at that time. Any additional easements that might be necessary will require the recordation of a plat.

Nick Haines ^{DS}
 SIGNATURE