



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

March 26, 2020

Gratia Plena, LLC
11140 Homewood Road
Ellicott City, MD 21042

RE: WP-20-087, Cunningham Property, Lots 4-6 & abandonment of Lots 1-3 of Sheppard Hills Subdivision

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.144(r)(3)** for this Final Subdivision Plan and Final Plat, subject to the following conditions:

1. This Department will grant a 90 Day extension from the date of this alternative compliance approval (on or before June 24, 2020 to resubmit additional information for F-19-040. Per Executive Order 2020-3 enacted on March 16, 2020, if this deadline falls with Maryland's declared State of Emergency, the deadline will be extended to 30 days after the Maryland State of Emergency is terminated by the Governor.
2. Compliance with all comments generated with the review of the subdivision plat, F-19-040
3. Add a general note on the final plat describing this waiver petition and the conditions.

Unreasonable Hardships or Practical Difficulties: Strict compliance with the Subdivision Regulations will result in unreasonable hardship and practical difficulty for the property owner if required to prepare and process a new subdivision plat. The final plan, F-19-040, is in revised plan status because the project requires and Administrative Adjustment to increase the maximum lot size for lots created from ALPP purchased easements. The owner has submitted all the required documentation for an Administrative Adjustment (AA-20-003) and waiting on a hearing date at this time. To deny the extension requests would result in the voiding of all previously approved plans and cause considerable hardship to the owner. A better solution is to grant 90-day extension to the revised due date in order to have the Administrative Adjustment hearing and allow this project to move forward

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.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jw

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Vogel Engineering-Timmons Group



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. *WP-20-087*
 Date Filed *3/2/20*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: *CUMMINGTON PROJECT Lots 4-6*

Subdivision Name/Property Identification: *CUMMINGTON PROJECT Lots 4-6*

Location of property: _____

Existing Use: *AGRICULTURAL* Proposed Use: *RESIDENTIAL*

Tax Map: *29* Grid: *13* Parcel No: _____ Election District: *5TH*

Zoning District: *RC-DEO* Total site area: *3.5 ac*

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

F-19-40

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request.

Section Reference No.	Brief Summary of Request
<i>16.0144 (m)</i>	<i>Resubmission within 45 days of the comment letter</i>

Signature of Property Owner:



Date:

3/2/2020

Signature of Petitioner Preparer:



Date:

3/2/2020

Name of Property Owner:

Gratia Pleas, LLC

Name of Petition Preparer:

Vogel Engineering +
TIMMONS GROUP

Address:

4979 Sheppard Lane

Address:

3300 N. Ridge Rd., Ste 110

City, State, Zip:

Ellicott City, MD 21042

City, State, Zip:

Ellicott City, MD 21043

E-Mail:

tvCunningham@mac.com

E-Mail:

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Phone No.:

443-677-4612

Phone No.:

410-461-7666

Contact Person:

Tom Cunningham

Contact Person:

Robert H. Vogel

Owner's Authorization Attached