



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

September 24, 2020

MLT Maple Lawn, LLC
Attn: Thom McKee
1202 Shady Creek Road
Marriottsville, MD 21104

RE: WP-21-027 11475 Scaggsville Road

Dear Mr. McKee:

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 23, 2020 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 16.155(a)(2)(ii)** of the Subdivision and Land Development Regulations to allow a GP be used in place of an SDP in order for this site be used as a temporary stockpile area for the excess dirt being removed as part of the construction at the Johns Hopkins Laboratory.

Approval is subject to the following conditions:

1. The Declaration of Intent (DOI) for clearing less than 20,000 square feet of forest, must be submitted to the Division of Land Development (Justin Schleicher) prior to the signing of the GP.
2. The applicant shall comply with all applicable County and State regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(2)(ii) 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.

Requiring a site development plan would create an extraordinary hardship for the applicant. There will not be any increase in impervious area nor building permits associated with this alternative compliance which would require a site development plan review. No existing structures are being removed for the stockpile area, no vegetation will be cleared, no stormwater management practices are required. The sediment and erosion control devices will be reviewed as part of the grading permit. The recently approved development plan for the Gates at Maple Lawn will require a significant amount of fill on site. The team is currently working on the final SDP for that project and us seeking this temporary stockpile in order to take advantage of a nearby construction projects need to remove soil. This SDP will be forthcoming to DPZ for full review and approval. Requiring a site development plan for this stockpile creates an unnecessary review for the temporary condition when the grading plan will serve as a suitable

a substitute and will show all the necessary and relevant information for the non-permanent work on site. Approval of the alternative compliance promotes efficiency of the plan review process.

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.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,
DocuSigned by:

1EB75478A22B49A
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
GLW – Dan Sweeney



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-21-027*
 Date Filed *9/15/20*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 11475 Scaggsville Rd

Subdivision Name/Property Identification:

Location of property: 1475 Scaggsville Rd, Fulton MD 20759

Existing Use: Residential, SFD **Proposed Use:** Residential, SFD

Tax Map: 46 **Grid:** 3 **Parcel No:** 282 **Election District:** 5th

Zoning District: R-SA-8 **Total site area:** 3.7 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:

ZB-1122M approved August, 2020

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. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.155.0.a.2(ii)	A site development plan, approved by the Department of Planning and Zoning, is required for new residential development as follows: Development of single-family detached residential lots and deeded parcels within the planned service area...

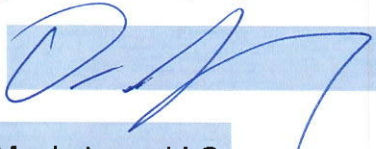
Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date: 9/14/20

Signature of Petitioner Preparer:



Date: 9/14/20

Name of Property Owner: MLT Maple Lawn LLC

Name of Petition Preparer: GLW

Address: 1202 Shady Creek Road

Address: 3909 National Drive
Suite 250

City, State, Zip: Marriottsville, MD 21104

City, State, Zip: Burtonsville, MD 20866

E-Mail: magoo1310@verizon.net

E-Mail: dsweeney@glwpa.com

Phone No.: (410) 489-5080

Phone No.: 410-880-1820

Contact Person: Thom McKee

Contact Person: Dan Sweeney

Owner's Authorization Attached