



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

November 18, 2021

Vogel Engineering & Timmons Group
3300 North Ridge Road
Ellicott City, MD 20143

Sent via email to communitymeetings@timmons.com

RE: WP-22-052, Noble Manor
Virtual Meeting Request

Dear Sir or Madam:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed.

As of the date of this letter, 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 16.128(c)(1)** of the Subdivision and Land Development Regulations to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 Howard County State of Emergency.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.128(c)(1) would result in unwarranted hardship. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.

The Centers for Disease Control and Prevention (CDC) guidelines recommends limiting indoor gatherings. To allow the continuity of operations and essential functions related to construction, the Department of Planning and Zoning developed guidelines for conducting virtual meetings that must be met for approval of alternative compliance. This alternative process will allow applicants the same rights as others, to submit development plans, during a time when in-person events are restricted due to public health concerns.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.

The presubmission community meeting requirement is an administrative procedure required for most developments to begin the development process. Physical conditions of the property are not considered

when applying the presubmission community meeting requirements. Therefore, this criterion does not apply.

3. The variance will not confer to the applicant a special privilege that would be denied to other applicants.

Alternative compliance to the physical meeting requirement will not confer a special privilege since it is the only means of conducting these meetings under CDC guidelines and will be needed for all applicants during this time. The pre-submission community will be held through virtual means and DPZ will require that guidelines be met to ensure that all necessary information is provided, and accommodations are made to assist people that may need assistance accessing technology.

4. The modification is not detrimental to the public health, safety or welfare, or injurious to other properties.

Conducting a virtual presubmission community meeting will comply with the CDC guidelines, allow for social distancing and the policies enacted to protect the public during the COVID-19 pandemic.

Approval of this Alternative Compliance is subject to the following conditions:

1. The petitioner must comply with the Department of Planning and Zoning's Virtual Presubmission Meeting Guidelines for applying and hosting a virtual public meeting (attached).

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 will remain valid as long as the Howard County State of Emergency is in effect.

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

Sincerely,

DocuSigned by:

Amy Gowan

Amy Gowan, Director

Department of Planning and Zoning

AG/ac/js

cc: Research
DLD - Julia Sauer



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-22-052*

Date Filed *11/17/21*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Noble Manor

Subdivision Name/Property Identification:

Location of property: 9061 & 9081 Upton Road

Existing Use: Residential

Proposed Use: Residential

Tax Map: 24

Grid: 5

Parcel No: 81 & 455

Election District: 2nd

Zoning District: R-20

Total site area: 1.70

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:

ECP-19-029

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
16.128(c)(1)	Request relief from Section 16.128(c)(1) "The Meeting shall be: Held at a location within the community of the proposed development, in a public or institutional building located within approximately five miles of the subject property" to host a Presubmission Community Meeting via Virtual Meeting.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Michael Pfeiffer* Date: 11-16-2021

Signature of Petitioner Preparer: *[Signature]* Date: 11/16/2021

Name of Property Owner: Maple Grove at St Johns LLC Name of Petitioner Preparer: Vogel Engineering + Timmons Group

Address: 3675 Park Avenue, Suite 301 Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Ellicott City, MD 21043 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: tkeane@trinityhomes.com E-Mail: communitymeetings@timmons.com

Phone No.: 410-480-0023 Phone No.: 410-461-7666

Contact Person: Tim Keane Contact Person: Robert H. Vogel

Owner's Authorization Attached