



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

November 16, 2023

Mr. Jae Shin
4935 Wharff Lane
Ellicott City, MD 21043

RE: WP-23-089, Wharff Lane
Approval Reauthorization

Dear Applicant:

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 November 15, 2023 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 16.144.(q)** of the Subdivision and Land Development Regulations to extend the submission deadline for the Final Plat mylar originals.

At the time of the original alternative compliance submission, the property owner has completed the Request for Information sheet and returned it with the required title report and other required documents to the Real Estate Services Division to prepare and complete the Road Widening Deed and Declaration of Covenants for private on-lot stormwater management facilities. The ADO request was submitted and was processed by the Department of Public Works. The property owner is not a professional or experienced developer which added to delays in the processing and submission of required information and the necessary documents had not been completed in time to meet the Plat Originals March 22, 2023 submission deadline. The original application was approved on April 28, 2023 but proper notification to the owner was inadvertently missed during the transitioning between Acting Directors of DPZ, and the applicant was therefore not aware of the approval nor new submission deadline.

Since the submission of this alternative compliance request, the ADO received signature approval on October 11, 2023 and the Developers Agreement subsequently was approved on November 7, 2023. As such, the property owner has executed and returned the required documents to the respective agencies, the ADO and Developers Agreements have been completed and signed, the plat originals can now be submitted and circulated for signature and recordation. Should this request not be granted the plans would lose the current "technically complete" status and would be voided. This would require the submission of a new plan and application, the cost and time associated with a new submission would result in an unreasonable hardship and practical difficulty to the petitioner. The granting of this alternative compliance and the reauthorization of the approval promotes efficiency of the plan review process as it would allow the already approved plan to be signed and completed as the other required documents have been.

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

1. The applicant must complete the required documents, post any financial obligations and have the final plan originals submitted within 30 days of the alternative compliance request approval (**on or before December 13, 2023**).

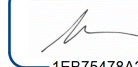
2. Add the Alternative Compliance Request number, purpose, section, date, and conditions on all subsequent plan submissions.

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 the time period specified in the conditions of approval].

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/NH

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



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Wharff Lane Lots 1-3

Subdivision Name/Property Identification: Wharff Lane Lots 1, 2 & 3

Location of property: 4935 Wharff Lane Ellicott City, MD 21043

Existing Use: Residential Proposed Use: Residential

Tax Map: 31 Grid: 10 Parcel No: 401 Election District: 1st

Zoning District: R-20 Total site area: 1.4611 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:

ECP-21-027
F-22-012
DMV2-22-023

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 |
|-----------------------|--|
| 16.144(q) | Milestone for submission of plat originals |
| | |

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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Signature of Property Owner:

Jae Shin

Date:

3/20/23

Signature of Petitioner Preparer:

Rob Vogel

Date:

3-21-23

Name of Property Owner: Jae Shin

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address: 4935 Wharff Lane

Address: 3300 North Ridge Road, Suite 110

City, State, Zip: Ellicott City, Maryland 21043

City, State, Zip: Ellicott City, Maryland 21043

E-Mail: jaeshin111@gmail.com

E-Mail: Rob.Vogel@timmons.com

Phone No.: 202-415-7414

Phone No.: 410-461-7666

Contact Person: Jae Shin

Contact Person: Robert H. Vogel

Owner's Authorization Attached