



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

July 18, 2023

Dorsey Family Homes
10717B Birmingham Way
Woodstock, MD 21163

RE: WP-23-110 Worthington Reserves Section 2, Lots 116-118

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 July 18, 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 16.156(o)(1)(i)** and **Section 16.156(o)(2)** of the Subdivision and Land Development Regulations to reactivate SDP-95-044 and extend the deadline to apply for building permits for construction of 3 single-family detached dwellings.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(o)(1)(i) and Section 16.156(o)(2) 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.

The purpose of this alternative compliance petition is to reactivate an expired site development plan (SDP) and to grant the petitioner additional time to apply for building permits for construction of Lots 116-118 as authorized on the previously approved redlined SDP. The applicant had previously applied for an alternative compliance that was approved on July 17, 2022 which allowed for the reactivation of the SDP and granted them a 9 month extension to apply for their building permit, given the conditions that they submit and receive approval for a Redline and Simplified ECP to bring the subject lots into compliance with current stormwater management and ESD requirements. The Simplified ECP was approved on October 24, 2022 and the Redline to the SDP was approved on November 30, 2022 with the mylar updated on December 14, 2022. The redline was reviewed by the Subdivision Review Committee and determined to be in compliance with the Regulations however, the SDP expired because a building permit was not applied for within the allotted time granted by the alternative compliance. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new environmental concept plan and site development plan that substantially matches the one already signed. DPZ is willing to reactivate the SDP in this instance because of recently completed Simplified ECP and Redline and to give the applicant the opportunity to complete these last three home sites within the subdivision in a timely manner. Approval of this alternative compliance promotes efficiency of the plan review process. Future extensions may not be provided if this new milestone is missed.

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

1. *The petitioner must apply to the Department of Inspections, Licenses and Permits for building permits for Lots 116-118 within 3 months from the approval of this alternative compliance petition (on or before October 18, 2023).*

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

If you have any questions, please contact Jason Lenker at (410) 313-2350 or email at jlenker@howardcountymd.gov.

Sincerely,

DocuSigned by:

29266B221B8841E... for
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research - Dave Dell / Carrie Vogel
DLD - Julia Sauer
Annette Merson / Steve Rolls



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 4480, 4492 & 4496 DONCASTER DR ELLICOTT CITY MD 21043

Subdivision Name/Property Identification: WORTHINGTON PRESERVES SECTION 2

Location of property: ADC MAP: 4936-E1

Existing Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Tax Map: 31

Grid: 03

Parcel No: 810

Election District: SECOND

Zoning District: R-20

Total site area: 0.963 ACRES

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:

P-93-09
 F-94-102
 SDP-95-044

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
Section 16.156(o)(1)(i)	seeking approval to waive the building permit application time limit
Section 16.156(o)(2)	seeking approval to reactivate SDP-95-044.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

[Handwritten Signature]

Date:

06/06/23

Signature of Petitioner Preparer:

~~*[Redacted Signature]*~~

Date:

6/6/23

Name of Property Owner:

DORSEY FAMILY TRUST

Name of Petitioner Preparer:

MILNENBERG, BOENDER

Address:

10717B BIRMINGHAM WAY

Address:

8318 FORREST ST
SUITE 300

City, State, Zip:

WOODSTOCK MD 21163

City, State, Zip:

EDLIGOTT CITY MD 21045

E-Mail:

robdorseyjr@dorseyfamilyhomes.com

E-Mail:

CONTACT@MBAENG.COM

Phone No.:

410-465-5739

Phone No.:

410 999 0296

Contact Person:

Rob Dorsey

Contact Person:

SAMER ALOMAR

Owner's Authorization Attached