



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

May 31, 2024

Andrew Collins
4301 Scotch Meadow Ct.
Olney, MD 20832

RE: WP-24-062, Collins Property

Dear Mr. Collins:

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 May 23, 2024 and pursuant to Section 16.1216, the Director of the Department of Planning and Zoning, Director of the Recreation and Parks and Administrator of the Office of Community Sustainability considered and **approved** your request for a variance with respect to **Section 16.1205(a)(3)** of the Subdivision and Land Development Regulations to remove four (4) specimen trees and to reserve the right for future removal of two (2) specimen trees. Please see the attached Final Decision Action Report for more information.

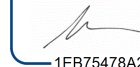
Approval of this Alternative Compliance is subject to the following conditions:

- 1. Mark Specimen Trees #7 & #9 for removal and reserve the right for future removal, if necessary for the use of the secondary/tertiary septic system. Monitor the Specimen Trees during construction and through the following growing seasons and provide a post-construction management plan per the Howard County Forest Conservation Manual for the minimum three growing seasons. Provide specific notes on the site development plan related to these specimen trees.*
- 2. Provide the planting of two (2), 3" DBH native Maryland trees onsite as mitigation for the marked removal of each Specimen Tree (ST-3, ST-4, ST-7, ST-9, ST-20, & ST-21) for a total of twelve (12) mitigation trees.*
- 3. No grading or removal of vegetative cover or trees is permitted within any environmental features except for the specific area approved under this alternative compliance request.*

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.

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

Sincerely, DocuSigned by:



1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services
DNR – fca.dnr@maryland.gov
Andrew Collins – andrewmichaelcollins@gmail.com
MBA



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

March 14, 2024

Andrew Collins
4301 Scotch Meadows Court
Olney, MD 20832

RE: WP-24-062, Collins Property

Dear Mr. Collins:

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 and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before April 28, 2024***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.


Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to planning@howardcountymd.gov for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

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

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services
MBA



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

January 10, 2024

Andrew Collins
4301 Scotch Meadow Ct.
Olney, MD 20832

RE: WP-24-062 Collins Property

Dear Mr. Collins:

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 and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before February 24, 2024**), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

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

Sincerely, DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

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



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Collins Property

Subdivision Name/Property Identification: Collins Property

Location of property: 6061 Old Lawyers Hill Rd

Existing Use: Residential **Proposed Use:** Residential

Tax Map: 32 **Grid:** 21 **Parcel No:** 17 **Election District:** 1st

Zoning District: R-ED **Total site area:** 2.85 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-23-053
 SDP-24-012

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
16.1205(a)(3)	Allow the removal of seven (7) specimen trees and (2) two specimen trees within the septic area to be allowed for removal only when the primary septic system fails and need arises for the use of secondary/ tertiary system. Requesting the approval of a total of nine (9) specimen trees to be removed.
16.120(b)(4)(iii)(b)	Allow the placement of forest conservation easement on the property to fulfill forrest stand obligations.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date:

12/05/2023

Signature of Petitioner Preparer:



Date:

12/05/2023

Name of Property Owner:

Andrew Collins

Name of Petition Preparer:

Polina Sobol

Address:

4301 Scotch Meadow Ct.

Address:

8318 Forrest St.

City, State, Zip:

Olney, MD, 20832

City, State, Zip:

Ellicott City, MD, 21043

E-Mail:

andrewmichaelcollins@gmail.com

E-Mail:

salomer@mba-eng.com

Phone No.:

3012337810

Phone No.:

4109970296

Contact Person:

Andrew Collins

Contact Person:

Sam Alomer

Owner's Authorization Attached