



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

October 30, 2019

Trinity Homes  
3675 Park Avenue, Suite 301  
Ellicott City, MD. 21043  
c/o Tim Keane

RE: WP-19-033 ("Maple Grove")  
(related to S-18-005: "Maple Grove")

Dear Mr. Keane:

Regarding the above referenced alternative compliance petition, this Division is advising you that no action can be taken until the following comments/additional information have been addressed.

1. Provide additional information, based on unwarranted hardship. The justification should also outline how removal is needed for significant and reasonable use of the property.
2. Provide pictures of all specimen trees proposed to be removed.
3. Detailed assessment for each tree regarding its size, age, health, and any other conditions that may affect its survivability, etc.
4. Provide an alternative plan analysis as to why the lots, SWM, utilities and/or roads cannot be reconfigured to save the specimen trees.
5. Explanation as to how the removal of the specimen trees will not have a detrimental impact on water quality per the State of Maryland standards.

Copies of the revised exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division for distribution in the following manner:

|         |          |          |   |
|---------|----------|----------|---|
| Agency: | DLD      | #Copies: | 2 |
| Agency: | DED      | #Copies: | 2 |
| Agency: | Research | #Copies: | 1 |
| Agency: | DRP      | #Copies: | 1 |
| Agency: | SCD      | #Copies: | 1 |

The requested information/**revised plans** must be submitted to this Division within **90 days** of the date of this letter (**on or before January 28, 2020**), or this Division will recommend that the Planning Director deny this alternative compliance petition.

*Please contact Judy Edwards at 410-313-4351 or email [juedwards@howardcountymd.gov](mailto:juedwards@howardcountymd.gov) to schedule a submission appointment for this plan.*

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/information. Compliance with all items indicated above is required before the revised plans/information will be accepted.

**Please bring a copy of this letter with you to your submission appointment.**

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at [tmaenhardt@howardcountymd.gov](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/TKM/WP-19-033/maple Grove WP-19-033 Maple Grove deferral 10-31-19

cc: Research  
DED, DRP, SCD  
Real Estate Services  
Amy Gowan-Acting Director  
Vogel/Timmons