



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

April 16, 2020

OCR Development, LLC
2102 E. Madison Street
Baltimore, MD 21205

Dear Sir or Madam:

RE: WP-20-079, Fulton Hill (F-18-047)

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of Section 16.144(p) – requiring completion of the developer's agreement within 120 days of receiving approval of the subdivision; Section 16.144(q) - requiring the submission of the final plat for recordation within 180 days of receiving approval of the subdivision; and Section 16.144(r)(5) - requiring withdrawal of the final plan for failure to complete the developer's agreement within 180 days of plan approval.

Approval is subject to the following conditions:

1. The developer's agreement must be completed, and the original final plat must be submitted for signature approval and recordation within 90 days of the date of this letter (**on or before July 15, 2020***).
2. On the final plan (F-18-047), and all subsequent plans and/or plats, provide a general note with a brief description of the alternative compliance approval (include requests, sections of the regulations, action and date).

Our decision was made based on the following:

The applicant is requesting to reactivate F-18-047 in order to complete the developer's agreement requirements and pursue the recordation of their plat. The developer was unable to complete their agreement due to the recent and ongoing health crisis in China and the world. The developer's project team was quarantined in China and could not complete their deadline dates relating to the posting of fees and execution of agreements. This impacted their ability to move forward in the next phase of the development process, submission of the plat for recordation. The health crisis is out of the developer's control. Strict compliance with the regulations would result in an unreasonable hardship because a new final plan would need to be filed. The applicant is not seeking to change the design of the subdivision, but to continue through the final phases of the process. The denial of this request would be an unreasonable hardship.

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.

***Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated. Should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the order.**

If you have any questions, please contact Brenda Lubber at (410) 313-2350 or email at BLubber@howardcountymd.gov.

Sincerely,



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering
F-18-047
Land Design and Development



DPZ Office Use only:
 File No. WP-20-079
 Date Filed 2/20/20

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Rural 8-lot subdivision w/Pres Parcel; F-18-047 signed 10/19

Subdivision Name/Property Identification: Fulton Hill (AKA The Preserve at Evergreen farm)

Location of property: 8250 Old Columbia Road, Fulton MD

Existing Use: Horse Farm **Proposed Use:** SFD-(1-ac) + 10Ac Pres Parcel

Tax Map: 46 **Grid:** 03 **Parcel No:** 337 **Election District:** 5

Zoning District: RR-DE0 **Total site area:** 19.71

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-86-034, F-91-172, ECP-17-009, SP-17-003, WP-18-128, WP-19-013, WP-19-076

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
16.144.(p)	Developers agreement fees + bonds must be paid within 120 days of approval. We are asking for an extension to this deadline due to delays cause by Chinese health quarentenes of some signators.
16.144.(g)	Submission of originals for the final Subdivision plat must be completed within 90 days of approval. We are asking for extension of this deadline.
16.144(r)(5)	Developers bonds and fees must be paid within 180 days of the plan approvals are void. We are requesting reactivation and extension of a plan which has passed that deadline.

Signature of Property Owner:  Date: 2-13-20

Signature of Petitioner Preparer:  Date: 2-11-20

Name of Property Owner: OCR Development, LLC Name of Petition Preparer: Benchmark Eng. Inc

Address: 2102 E Madison St Address: 8480 Balt Nat. Pike Suite 315

City, State, Zip: Baltimore MD 21205 City, State, Zip: Ellicott City, MD 21043

E-Mail: lynuomi@gmail.com E-Mail: bei@bei-civilengineering.com

Phone No.: 518-386-9168 Phone No.: 410 465 6105

Contact Person: Lianying Wang Contact Person: Alice Miller

Owner's Authorization Attached