



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

June 17, 2020

Mangione Enterprises of Turf Valley
1205 York Road, Penthouse
Lutherville, MD 21093

RE: WP-20-102, Turf Valley – Parcel 8, Golf Space Lot

Dear Applicant:

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 16.146 Preliminary Plan**. The applicant is requesting this alternative compliance request to forgo the requirement of processing a preliminary plan and proceed directly to the Final Plat stage. The applicant proposes to record the remaining portion of Parcel 8 which consists of an existing golf Course as a recorded Golf Space Lot.

Approval is subject to the following conditions:

1. Submission of a plat to create the golf space lot for review by the SRC and recorded with Howard County Land Records. The approval is only for the area shown highlighted with the submitted exhibit.
2. The alternative compliance approval is limited to the area within Parcel 8 shown highlighted with the submitted exhibit.
3. Submission of a supplemental plan showing all existing conditions within the golf course lot including, topography, environmental areas, existing pathways and infrastructure, and the golf course features.
4. The alternative compliance file number, requested sections, decision date and conditions of approval shall be indicated on the plat as a general note.

Our decision was made based on the following:

1. An unreasonable hardship or practical difficulty results from compliance with the regulation.

The applicant would have incurred practical difficulty and unreasonable hardship if this alternative compliance request was not approved. Strict compliance with the regulations would have resulted in practical difficulty in that there is no benefit for the processing of a preliminary plan. There is no proposed development, construction, no subdivision, and no public roadways for the golf course lot. No stormwater management will be required as there are no proposed improvements. The sole purpose of the plat is to record the golf space lot over the existing golf course. There would be no pertinent information provided on the preliminary plan that wouldn't be included on the plat and related supplemental plan sheets. Through strict compliance with the regulations the processing of a preliminary plan would unnecessarily extend the processing time for the recordation of the plat.

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 Nicholas Haines at (410) 313-4333 or email at naines@howardcountymd.gov.

Sincerely,



Anthony Cataldo, Chief
Division of Land Development

AC/NH

Attachment: Health Department Memorandum

cc: Research
DED
Real Estate Services
Benchmark Engineering



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

Maura J. Rossman, M.D., Health Officer

Memorandum

TO: Division of Land Development

FROM: Hank Oswald
Well & Septic Program

RE: WP-20-102

DATE: April 16, 2020

The following comment applies to the above referenced waiver petition.

The Health Department has reviewed the above referenced waiver petition and has no objections.



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: _____

Subdivision Name/Property Identification: Turf Valley, Parcel 8, Golf Space Lot

Location of property: area south of Resort Road, east of Golf Island Road, West of Vardon Lane

Existing Use: golf course **Proposed Use:** golf course

Tax Map: 16 **Grid:** 16 **Parcel No:** 8 **Election District:** 2nd

Zoning District: PGCC-1 **Total site area:** 39.79+/- acres

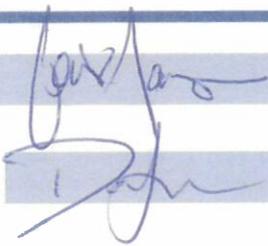
Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

S-86-013 4th comprehensive Sketch Plan approved on 4.27.2006
 2nd amendment to the Residential Subdistrict FDP recorded on 10.24.2008 as plat #20286-87

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
16.146	waive the requirement of a preliminary plan submission and proceed straight to final plat.

Signature of Property Owner:



Date:

4/15/20

Signature of Petitioner Preparer:



Date:

4/17/20

Name of Property Owner: Mangione Enterprises of T

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 1205 York Road, Penthouse

Address: 8480 Baltimore National Pike, Suite 315

City, State, Zip: Lutherville, Maryland 21093

City, State, Zip: Ellicott City, MD 21043

E-Mail: Louism@mfe.bz

E-Mail: bei@bei-civilengineering.com

Phone No.: 410-825-8400

Phone No.: 410-465-6105

Contact Person: Louis Mangione

Contact Person: David Thompson

Owner's Authorization Attached