



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

August 17, 2020

Bill Yu
9822 Tenney Court
Ellicott City, MD 21042

RE: WP-21-006 Centennial Choice

Dear Mr. Yu:

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 August 14, 2020 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 **Sections 16.144(o), (p), (q) & (r)** of the Subdivision and Land Development Regulations to reactivate the final subdivision plan and extend the submission deadline dates.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(o), (p), (q) & (r) 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 three-lot subdivision was initially submitted to Planning and Zoning on June 30, 2014 and was found approvable on March 17, 2015. Processing of the subdivision was delayed due to inadequate school capacity and the development moratorium enacted by the Tiber Branch Watershed and Plumtree Branch Watershed Safety Act. The subdivision passed the Adequate Public Facilities Ordinance on July 1, 2019 and submission dates were established, but the project remained on hold due to the moratorium. The Watershed Safety Act expired on October 27, 2019 after the final plan submission date lapsed. This project has spent years on hold in the subdivision process and development moratorium. The applicant would endure an unreasonable hardship if required to submit a new final plan and the review would require additional effort and resources by County staff.

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

1. This project is subject to Council Resolution 123-2019. The petitioner must revise the stormwater management to meet the current requirement for the Plumtree Branch Watershed (3.5 hr./6.6" storm). Please submit a revised Final Supplemental Plan to Phil Thompson in the Development Engineering Division within **30 days** from the date of this letter (**on or before September 16, 2020***). The original Final Supplement Plan should not be submitted until the revised stormwater management design is approved.
2. Submission of the original Final Supplemental Plan to the Division of Land Development for signature approval within **90 days** from the date of this letter (**on or before November 15, 2020***).

3. Completion of Developer's Agreements and payment of fees within **120 days** from the date of this letter (**on or before December 15, 2020***). The Department of Public Works will provide a written receipt indicating this requirement has been met. The receipt from Real Estate Services Division must accompany the submission of the record plat originals.
4. Submission of the original Final Plat to the Division of Land Development for signature approval and recordation within **180 days** of the date of this letter (**on or before February 13, 2021***).
5. On the final plan and plat (F-14-112), and all subsequent plans, provide a general note with a brief description of the alternative compliance approval (include requests, sections of the regulations, action and date).

*Deadlines for submissions 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.**

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 the time period specified in the conditions of approval.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Charles R. Crocken & Associates



DPZ Office Use only:
 File No. *UP-21-106*
 Date Filed *7/14/20*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Centennial Choice 3-lot minor subdivision

Subdivision Name/Property Identification: Centennial Choice F-14-112

Location of property: 4040 St. Johns Lane

Existing Use: Single Family Residential **Proposed Use:** Single Family Residential 3-Lot Minor Subdivision

Tax Map: 0024 **Grid:** 17 **Parcel No.:** 0370 **Election District:** Second

Zoning District: R-20 **Total site area:** 1.8862

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:

WP-15-048 Pan was in review scheduled for final approval subject to signature approval of the supplemental plan and final subdivision plan F-14-112 and payment of appropriate fees.

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
Council Bill 20-2019 Section 16.144 (r)	See P&Z letter of July 2, 2019 attached requiring submission of supplemental plan within 60 days of letter and establishes schedule for final submission of subdivision plan and payment of fees

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *[Handwritten Signature]* Date: 6/11/2020

Signature of Petitioner Preparer: *[Handwritten Signature]* Date: 6/11/2020

Name of Property Owner: **Zhiwe Yu** Name of Petition Preparer: **Charles R. Crocken & Assoc.**

Address: **9822 Tenney Court** Address: **902 Lee Avenue**

City, State, Zip: **Ellicott City, Md 21042** City, State, Zip: **Sykesville, Md 21784**

E-Mail: **billyu99@gmail.com** E-Mail: **crcengr2@comcast.net**

Phone No.: **410-984-6661** Phone No.: **410-549-2708**

Contact Person: **Bill Yu** Contact Person: **Charles R. Crocken P.E.**

Owner's Authorization Attached