



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

January 26, 2021

Benchmark Engineering, Inc.
attn: David Thompson
8480 Baltimore National Pike, Suite 315
Ellicott City MD 21043

RE: WP-21-076 Wellington Farms, Phase 1, Section 1

Dear Mr. Thompson:

The Division of Land Development has determined that the recently filed Alternative Compliance Petition (WP-21-076) for the Wellington Farms, Phase 1, Section 1 subdivision is not necessary and will be withdrawn from review.

This was a request to waive Section 16.1216(e) of the County Code wherein the Code requires the Department of Planning and Zoning to notify the Maryland Department of Natural Resources about a complete variance of the Forest Conservation Program within 15 days of receipt of a request for a variance to individual program requirements, temporary deferral or phasing of obligations with the Forest Conservation Program requirements.

Our determination to withdraw this Petition from review was based on verification provided by Benchmark Engineering that the minimum amount of forest conservation required for Wellington Farms, Phase 1 can be fulfilled on the final plan for Phase 1 (F-21-025) and, therefore, the applicant will not need an alternative compliance to Section 16.1216(e).

A refund of the amount paid by the applicant to file the Petition (\$450.00) has been requested to the Department of Finance and will be made payable to the applicant within 2-3 weeks.

If you have any questions, please contact Derrick Jones at (410) 313-4330 or email at djones@howardcountymd.gov.

Sincerely, DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj
cc: Research
DED
NVR, Inc.
Brenda Luber



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. *WP21-076*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: [Redacted]
Subdivision Name/Property Identification: Wellington Farms
Location of property: southeast corner of Leishear an Gorman Roads
Existing Use: vacant field **Proposed Use:** residential development
Tax Map: 46 **Grid:** 6 **Parcel No:** 163 **Election District:** 6
Zoning District: R-20-MXD-3 and R-SC-MXD-3 **Total site area:** 121.47 acres

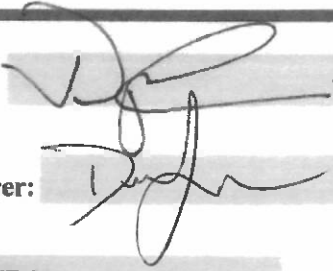
Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

S-18-003 signed on 5.29.2019
 ECP-18-042 signed on 6.20.2019
 P-20-006 signed on 11.3.2020
 WP-20-039 approved on 5.1.2020
 WP-20-099 approved on 6.24.2020
 WP-20-117 approved on 7.20.2020
 F-21-025 active processing began on 12.31.2020

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
16.1216(e)	Title 16, Subtitle 12: To allow for phasing of forest conservation obligation
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

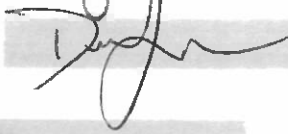
Signature of Property Owner:



Date:

1/5/21

Signature of Petitioner Preparer:



Date:

1/7/2021

Name of Property Owner: NVR Inc

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 11700 Plaza America Drive, Suite 500

Address: 8480 Baltimore National Pike, Suite 315

City, State, Zip: Reston, VA 20169

City, State, Zip: Ellicott City, MD 21043

E-Mail: jduszyns@nvrinc.com

E-Mail: bei@bei-civilengineering.com

Phone No.: 703-956-4080

Phone No.: 410-465-6105

Contact Person: Jim Duszynski

Contact Person: David Thompson

Owner's Authorization Attached