



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

January 28, 2021

Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042

RE: 13825 Howard Road
Oaks at Bridle Creek
Virtual Meeting Request

Dear Sir or Madam:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed.

As of the date of this letter, 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 **Section 16.128(c)(1)** of the Subdivision and Land Development Regulations to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 State of Emergency.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.128(c)(1) would result in unwarranted hardship. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.

The State of Emergency prohibits large indoor public gatherings across the State. To allow the continuity of operations and essential functions related to construction, the Department of Planning and Zoning developed guidelines for conducting virtual meetings that must be met for approval of alternative compliance. This alternative process will allow current applicants to submit development plans so they can to enjoy the same rights commonly granted to others wanting to begin the development process when social distancing restrictions are not in effect.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.

The presubmission community meeting requirement is an administrative procedure required for most developments to begin the development process. Physical conditions of the property are not considered when applying the presubmission community meeting requirements. Therefore, this criterion does not apply.

3. The variance will not confer to the applicant a special privilege that would be denied to other applicants.

Alternative compliance to the physical meeting requirement will not confer a special privilege since it is the only means of conducting these meetings during the current State of Emergency and will be needed for all applicants during this time. The pre-submission community will be held through virtual means and DPZ will require that guidelines be met to ensure that all necessary information is provided and accommodations are made to assist people that may need assistance accessing technology.

4. The modification is not detrimental to the public health, safety or welfare, or injurious to other properties.

Conducting a virtual presubmission community meeting will comply with the State of Emergency, allow for social distancing and the policies enacted to protect the public during the COVID-19 pandemic.

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

1. The alternative compliance petition will remain valid as long as the Howard County State of Emergency is in effect.
2. The petitioner must comply with the Department of Planning and Zoning's Virtual Presubmission Meeting Guidelines for applying and hosting a virtual public meeting (attached).

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 will remain valid as long as the Howard County State of Emergency is in effect.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

DocuSigned by:

Amy Gowar

Amy Gowar, Director

Department of Planning and Zoning

AG/jw

cc: Research
DLD - Julia Sauer



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 13825 Howard Road, Dayton, MD 21036, Oaks at Bridle Creek, 50.556 Acres

Subdivision Name/Property Identification: Oaks at Bridle Creek

Location of property: 13825 Howard Road, Dayton, MD 21036

Existing Use: Agricultural **Proposed Use:** Solar Farm

Tax Map: 28 **Grid:** 7 **Parcel No:** 13 **Election District:** 5

Zoning District: RC-DEO **Total site area:** 50.556 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:

F-07-135
 F-06-014

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
Section 16.128(c)(1)	Request relief from Section 16.128(c)(1) "The Meeting shall be: Held at a location within the community of the proposed development, in a public or institutional building located within approximately five miles of the subject property" to host a Pre-submission Community Meeting via Virtual Meeting.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Authorization Attached Date: 01/21/2021

Signature of Petitioner Preparer:  Date: 1/26/21

Name of Property Owner: Brag, LLC Name of Petition Preparer: Talkin & Oh, LLP

Address: For the purpose of submitting a Conditional Use Application by:
KDC Solar
1420 US Highway 206, Suite 120
Address: 5100 Dorsey Hall Drive

City, State, Zip: Bedminster, NJ 07921 City, State, Zip: Ellicott City, MD 21042

E-Mail: walter.serafyn@kdc solar.com E-Mail: tcoale@talkin-oh.com

Phone No.: 908-955-4360 Phone No.: 410-964-0300

Contact Person: Walter Serafyn Contact Person: Thomas G. Coale

Owner's Authorization Attached

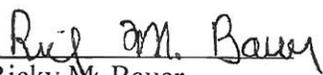
January 21, 2021

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

To whom it may concern,

On behalf of Brag, LLC (“Landowner”) regarding the property located at 13825 Howard Road, Dayton, MD 21036, I authorize KDC Solar and/or VOGEL ENGINEERING + TIMMONS GROUP to submit relevant applications and correspondence to the Howard County Maryland Department of Planning and Zoning as required to obtain the necessary project approvals for the planned community solar project.

Thank you,


Ricky M. Bauer
c/o Brag LLC
13825 Howard Road
Dayton, MD 21036