



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 18, 2022

NLC LLC
6900 Deerpath Road
Elkridge, MD 21075

RE: WP-21-088 Village Towns
Application Denied

Dear Mr. Levy:

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 January 17, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.116(b)(1) and Section 16.120(b)(9)(i)** of the Subdivision and Land Development Regulations to allow for the disturbance of steep slopes in order to construct a private road, stormwater management practices, utility line and associated grading and to allow proposed dwellings to be located to a point less than 30' from an existing gas utility easement.

The Department of Planning and Zoning finds that strict enforcement of Section **16.116(b)(1) and Section 16.120(b)(9)(i)** would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

WP-21-088 was submitted February 11, 2021. The application was deferred for additional information by DPZ letter dated March 26, 2021. The deadline to submit additional information was May 10, 2021. The applicant requested 3 extensions via e-mail. The deadlines were extended to 6/30/21, 8/29/21 and lastly October 28, 2021.

The applicant was advised that the October 28, 2021 deadline would be the last extension granted for this request. This deadline has passed with no further communication from the applicant. Section 16.104(b)(1) states:

The developer has presented a petition demonstrating the desirability of waiver; if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely, DocuSigned by:

1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD
cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Previous old road bed.

Subdivision Name/Property Identification: Village Towns IV

Location of property: Old Waterloo Road

Existing Use: Vacant

Proposed Use: Residential

Tax Map: 43

Grid: 03

Parcel No: 729

Election District: 1

Zoning District: R-MH

Total site area: 2.10 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:

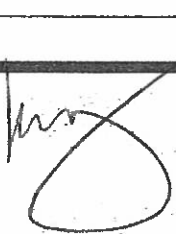
S-94-039, S-04-001, S-10-001, SDP-10-001, WP-19-121, ECP-1-,066, BA 19-021V

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
16.116(b)(1)	Disturbance to steep slopes due to size and shape of parcel cannot be avoided.
16.120(b)	With the development of the parcel the dwelling units cannot be located 30' from the easement due to the size and shape of the property. This parcel has been previously approved for Variances to the boundary setbacks as wells as setbacks from a roadway per BA 19-021V due to the size and shape of the parcel.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date:

1/22/2021

Signature of Petitioner Preparer:

Date:

Name of Property Owner: NLC LLC

Name of Petition Preparer: Same as Owner

Address: 6800 Deerpath Road

Address:

City, State, Zip: Elkridge, MD 21075

City, State, Zip:

E-Mail: amnimal@aol.com

E-Mail:

Phone No.: 410-579-2442

Phone No.:

Contact Person: Mark Levy

Contact Person:

Owner's Authorization Attached