



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

September 7, 2021

Court Hill, LLC.
5881 Stearman Ct.
Elkridge, MD 21075

RE: WP-22-010 Towns at Court Hill

Dear Applicant:

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 September 1, 2021 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved with conditions** your request for alternative compliance with respect to **Section 16.146(b)(4)(ii)(a)** of the Subdivision and Land Development Regulations to reactivate S-17-007 and apply a 90-day extension in order to submit the next plan submission.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.146(b)(4)(ii)(a) 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.

This project was originally submitted to DPZ for review on March 9, 2017 and was able to receive technical completion on August 2, 2017. The processing of the plan was delayed due to inadequate school capacity and the development moratorium enacted by the Tiber Branch Watershed and Plumtree Branch Watershed Safety Act. The project was on hold since 2017 while accumulating five failed school tests in order to move forward with the development. Plan processing was permitted to resume July 29, 2020, and a submission of a preliminary plan was requested by November 29, 2019.

Since the Preliminary Plan submission was waved under WP-18-012, the next plan submission was for the Final Plan and Plat to create the proposed fee simple lots. This submission maintained the same 4-month submission deadline date of November 29, 2019. The submission deadline for the Final Plan and Plat was auto-extended from November 29, 2020 to June 30, 2021 under the COVID state of emergency orders.

Upon termination of the COVID-19 emergency orders by the State, DPZ posted updated deadline information on our website and sent additional courtesy deadline informational letters out to as many effected project teams as possible. DPZ granted time extensions to any project that requested them prior to June 30, 2021 due to COVID impacts on governmental operations. This project stated they did not apply for their extension in time because they did not specifically receive a courtesy deadline notification letter. Denial of the request would create an unreasonable hardship since extensions were granted to other property owners that requested timeline extensions due to COVID delays. Approval of this alternative compliance only re-activates the sketch plan and retains the current APFO status but requires compliance with any new environmental and other regulations while

the plan was on hold. Any prior waivers are null and new requests will need to be processed to comply with all current environmental regulations on this environmentally sensitive site.

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

1. The alternative compliance approval is limited to the reactivation of the sketch plan, S-17-007 only. All prior waivers to Section 16.146- Preliminary Plan, 16.120(c)(4)- Minimum Frontages, 16.116(a)(2)(ii)-Streams and Wetlands, Section 16.116(b)(1)- Steep Slopes and 16.1205(a)(7)- On-Site Forest Retention are null and void and will need to be re-applied for under the current alternative compliance requirements prior to next plan submission.
2. The deadline to submit the preliminary plan shall be December 30, 2021.

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 Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief

Division of Land Development

AC/kb

cc: Research
DED
DLD - Julia Sauer
Vogel/Timmons Group



DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: The Towns at Court Hill

Subdivision Name/Property Identification: The Towns at Court Hill

Location of property: 3614 Court House Drive

Existing Use: Residential **Proposed Use:** Residential

Tax Map: 25 **Grid:** 7 **Parcel No:** 43 **Election District:** 2nd

Zoning District: R-A-15 **Total site area:** 3.42 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:

ECP-16-029
 S-17-007
 WP-16-067
 WP-18-012

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
16.145.(b)(8)(i)a.1	Submission of Preliminary Plan within 4 months of Sketch Plan approval

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Art Warshaw* Date: 7-21-21

Signature of Petitioner Preparer: *Robert H. Vogel* Date: 7/21/21

Name of Property Owner: Court Hill LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 5881 Stearman Court Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Elkridge, MD 21075 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: artwarshaw@gmail.com E-Mail: rob.vogel@timmons.com

Phone No.: 443-255-1976 Phone No.: 410-461-7666

Contact Person: Art Warshaw Contact Person: Robert H. Vogel

Owner's Authorization Attached