



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 13, 2022

Kevin T. Garvey
1182 Nancy Lane
Crownsville, MD 21032

RE: WP-22-065 Green Meadows- Lots 7 & 8 and Parcel 'A'

Dear Mr. Garvey:

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 13, 2022 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 16.144(p)** and **Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadlines to complete Developer Agreements, pay fees and to submit the Final Plat originals for F-18-066.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(p) and 16.144(q) 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.

Strict compliance with the regulations would require the applicant to submit a new application for a subdivision plan and to prepare new drawings, engineering reports, etc. for the previously approved minor subdivision. Prior to signature of the required Deed of Forest Conservation Easement, the owner's mortgage company is requiring a partial lien release. The owner is working with his attorney and the mortgage company to coordinate the signatures of the required documents. The owner has already completed a substantial portion of the required items including signature of the Developer Agreements, installation of the wells, removal of the existing barn and completion of the redline for the offsite forest conservation bank credits. The septic system for Lot 8 is expected to be installed by the end of January 2022. The owner is requesting a 120-day extension to complete the Developer Agreements and to pay the required fees to the County, and a 180-day extension to submit the Final Plat originals for signature and recordation. This extension will allow the owner to have more time to obtain the required signatures from the mortgage company and to execute the Developer Agreements with the County. Approval of this alternative compliance would promote efficiency of the plan review process.

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

1. The developer shall coordinate with the Department of Public Works, Real Estate Services Division regarding an updated title report prior to execution of the Developer Agreements.

2. The developer shall submit a Declaration of Covenants and Maintenance, and Right of Entry Agreement for Private Stormwater Management Facilities to the Department of Public Works, Real Estate Services Division within 120 days of the date of this letter (**on or before May 13, 2022**).
3. The developer shall post surety and execute a Deed of Forest Conservation Easement and a Forest Conservation Agreement for the proposed forest conservation areas within 120 days of the date of this letter (**on or before May 13, 2022**).
4. Payment to the Department of Public Works, Real Estate Services Division, of the balance of the Department of Public Works Engineering Review Fee must be paid within 120 days of the date of this letter (**on or before May 13, 2022**).
5. Submission of the final plat originals for signature and recordation is required within 180 days of the date of this letter (**on or before July 12, 2022**).

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related plats and building permits. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

cc: Research
DED
DLD - Julia Sauer
Real Estate Services



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Stonewood 5 Storage (Stonewood Business Center)
 Subdivision Name/Property Identification: EGU Subdivision Parcel A-2 Section 2, Area 6
 Location of property: 7205 Oakland Mills Road
 Existing Use: Vacant Proposed Use: Self Storage
 Tax Map: 42 Grid: 11 Parcel No: 528 Election District: 6th
 Zoning District: NT Total site area: 1.79 AC.

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-12-030; WP-13-023; FDP-142-A-II; SDP-21-052

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
<u>16.116(a)(1)</u>	<u>Grading, removal of vegetative cover and trees not permitted within 25' of a wetland</u>
<u>16.116(a)(2)(i)</u>	<u>Grading, removal of vegetative cover and trees not permitted within 50' of an intermittent stream bank.</u>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Robert Harton* Date: 9-7-21

Signature of Petitioner Preparer: *[Signature]* Date: 12/20/21

Name of Property Owner: *JTS LLC* Name of Petition Preparer: *Vogel Engineering + Timmons Group*

Address: *6685 Santa Barbara Court, Site E* Address: *3300 North Ridge Road, Suite 110*

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

E-Mail: [Redacted] E-Mail: *rob.vogel@timmons.com*

Phone No.: *443-459-5080* Phone No.: *410-461-7666*

Contact Person: *Robert Harton* Contact Person: *Robert H. Vogel*

Owner's Authorization Attached