



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Brian Shepter, Acting Director

FAX 410-313-3467

April 17, 2023

Nathan Williams
c/o Tim Keane
5212 Talbots Landing
Ellicott City, MD 21043

Sent via email to tkeane@trinityhomes.com

RE: WP-22-073 Talbots Landing, Lot 13D

Dear Mr. Keane:

In response to your email dated April 7, 2023, this Department has **voided** the above referenced plan submission in accordance with your request to withdraw the alternative compliance from active consideration by Howard County.

If you wish to resubmit the alternative compliance, you will be required to comply with the submission requirements and regulations in effect at the time of submission including a new application, complete sets of plans, and the applicable filing fees. Any future alternative compliance application should be submitted concurrently with the initial plan submission.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, Chief
Division of Land Development

AC/js

cc: Research
Vogel + Timmons Group



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

(410) 313-2350

DPZ Office Use only:
 File No. *WP-22-073*
 Date Filed *1/11/22*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: *Talbots Landing Lot 13D*

Subdivision Name/Property Identification: *Talbots Landing Lot 13D*

Location of property: *5227 Talbots Landing*

Existing Use: *Vacant* Proposed Use: *Residential SFD*

Tax Map: *31* Grid: *16* Parcel No: *711* Election District: *1st*

Zoning District: *R-20* Total site area: *1.15 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-21-058

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
<i>16.116(a)(2)(i)</i>	<i>50' Intermittent Stream Buffer</i>

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Tim Keane

Date:

8-25-21

Signature of Petitioner Preparer:

Robert H. Vogel

Date:

12/30/21

Name of Property Owner:

Nathan Williams

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address:

5212 Talbots Landing

Address:

3300 N. Ridge Rd., Ste 110

City, State, Zip:

Ellicott City, MD 21043

City, State, Zip:

Ellicott City, MD 21043

E-Mail:

tkeane@trinityhomes.com

E-Mail:

rob.vogel@timmons.com

Phone No.:

443-324-9806

Phone No.:

410-461-7666

Contact Person:

Tim Keane

Contact Person:

Robert H. Vogel

Owner's Authorization Attached