



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

March 16, 2023

Mr. Brian Billey
13949 Brighton Dam Road
Clarksville, MD 21029

Dear Mr. Billey:

RE: F-23-024 and WP-22-111, Haviland Hills, Lot 36 and
Buildable Preservation Parcel A

In response to the correspondence submitted by Fisher, Collins and Carter, this Department has **voided** the above referenced plan submissions in accordance with this request to withdraw the plans from active consideration by Howard County.

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

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:


1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

cc: Research
DPW, RES
FCC



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 5, 2023

Mr. Brian Billey
13949 Brighton Dam Road
Clarksville, MD 21029

Dear Mr. Billey:

RE: WP-22-111, Haviland Hills, Section Two, Lot 30

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 and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two (2) copies of the exhibit/plan and the supplemental information and a response letter must be submitted within **45 days** of the date of this letter (**on or before February 19, 2023***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

Attachments: DLD, SCD, OCS, Fire

cc: Research
DLD - Julia Sauer
Real Estate Services
FCC



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

May 24, 2023

Mr. Brian Billey
13949 Brighton Dam Road
Clarksville, MD 21029

Dear Mr. Billey:

RE: WP-22-111, Haviland Hills, Section Two, Lot 30

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 and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two (2) copies of the exhibit/plan and the supplemental information and a response letter must be submitted within **45 days** of the date of this letter (**on or before July 8, 2022***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

Attachments: DLD, SCD, OCS, Fire,
cc: Research
DLD - Julia Sauer
Real Estate Services
FCC



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-22-111*
 Date Filed *4/22/22*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 13953 Brighton Dam Road
Subdivision Name/Property Identification: Haviland Hills, Lot 30
Location of property: 13953 Brighton Dam Road
Existing Use: Residential **Proposed Use:** Residential
Tax Map: 34 **Grid:** 13 **Parcel No:** 221 **Election District:** Fifth
Zoning District: RR-DEO **Total site area:** 7.45 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:

SECP

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 16.120(b)(4)	Usable design. Residential lots shall be designed to be usable in terms of: (iii) Not being encumbered by environmentally sensitive features: (b) For a lot or buildable preservation parcel of ten acres or greater in size, floodplains, wetlands, streams, their buffers, and forest conservation easements for afforestation, reforestation, or retention may be located on the lot or parcel if the building envelope is no closer than 35 feet from these environmental features provided that a deck may project ten feet beyond the building envelope;
Section 16.116(a)(2)	(iii) Grading, removal of vegetative cover and trees, paving, and new structures shall not be permitted within: One hundred feet of a perennial stream bank for Use III and IV streams

Section Reference No.	Brief Summary of Request
Section 16.116(b)(1)	Sec. 16.116. - Protection of wetlands, streams, and steep slopes. (b)Steep Slopes. Steep slopes are slopes that average 25 percent or greater over ten vertical feet.(1)Grading, removal of vegetative cover and trees, new structures, and paving shall not be permitted on land with existing steep slopes, except when:(i)The on-site and off-site contiguous area of steep slopes is less than 20,000 square feet; and(ii)There is sufficient area, a minimum ten feet, outside of stream and wetland buffers for required sediment and erosion control measures.
Section 16.1205 (a)(3)	(a) On-Site Forest Retention Required. (3) State Champion Trees, Trees 75 percent of the diameter of state champion trees, and trees 30 inches in diameter or larger.
Section 16.1209 (b) (3)	Sec. 16.1209. - Site design requirements. (b)Before mitigation banks, off-site compliance, or fee-in-lieu requests will be considered, forest conservation obligations shall be met on-site, in accordance with the following site design requirements:(3)Residential developments in the RC or RR zoning districts that propose to import development density, shall accommodate all forest conservation obligations within the boundaries of a receiving property before importing development density.

Signature of Property Owner: Brian Billey **Date:** 4/21/2022
Signature of Petitioner Preparer: _____ **Date:** _____
Name of Property Owner: Brian Billey **Name of Petition Preparer:** Fisher, Collins, and Carter, Inc.
Address: 13949 Brighton Dam Road **Address:** 10272 Baltimore National Pike
City, State, Zip: Clarksville, Md 21029 **City, State, Zip:** Ellicott City, MD 21042
E-Mail: brianbilley@yahoo.com **E-Mail:** pdox@fcc-eng.com
Phone No.: 301-370-9674 **Phone No.:** 410-461-2855
Contact Person: Brian Billey **Contact Person:** Frank Manalansan II, L.S.

Owner's Authorization Attached