



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 26, 2023

Trotter 5857 LLC
1819 Panarama Court
McLean, VA 22107
Attn: George Fambro

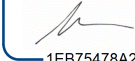
RE: WP-23-030 Evergreen Reserve

Dear Mr. Fambro,

This letter is to inform you that your request for alternative compliance to Section 16.1205(a)(3) and Section 16.116(b)(1) of the County Code for the removal of specimen trees and disturbance to steep slopes at the above-referenced property has been reviewed. At this time, **no action** can be taken on this alternative compliance. Before action can be taken on this request, the enclosed comments must be addressed, an Environmental Concept Plan (ECP) must be approved and a subdivision plan or Site Development Plan (SDP) must be submitted.

If you have any questions, please contact Eric Buschman at 410-313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:


1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

Attachments: DLD comments, DED comments

Cc: Research
DLD- Julia Sauer
Benchmark Engineering



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

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

October 6, 2022

Trotter 5857 LLC
1819 Panarama Court
McLean, VA 22107
Attn: George Fambro

RE: WP-23-030 Evergreen Reserve

Dear Mr. Fambro:

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 copies of the exhibit/plan and the supplemental information and response letter to the comments for each agency should be submitted to this Division. The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before November 20, 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.

Please refer to the Department of Planning and Zoning website for current business processes during this time. Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 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 Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

Attachments: DLD comments, DED comments

cc: Research
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering



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

(410) 313-2350

DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Proposed 4 lot single family development

Subdivision Name/Property Identification: Evergreen Reserve

Location of property: 9726 Baltimore Avenue-Laurel

Existing Use: Woods

Proposed Use: 4 Single Family Lots,

Tax Map: 50

Grid: 02

Parcel No: 257

Election District: 6th

Zoning District: R-SC

Total site area: 6.2 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-21-036

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
16.1205(a)	Removal of Specimen Trees
16.166(b)(1)	Disturbance of steep slopes.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Michael J. Huang Date: 9/14/2022

Signature of Petitioner Preparer: [Redacted] Date: [Redacted]

Name of Property Owner: Trotter 5857 LLC Name of Petition Preparer: Benchmark Engineering, Inc

Address: 1819 Panarama Court, Address: 3300 N. Ridge Road, Suite 140

[Redacted]

City, State, Zip: McLean, VA 22107 City, State, Zip: Ellicott City, MD 21043

E-Mail: gfambro@me.com E-Mail: bei@bei-civilengineering.com

Phone No.: 443-250-1555 Phone No.: 410-465-6105

Contact Person: George Fambro Contact Person: Chris Ogle

Owner's Authorization Attached