



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 10, 2023

Zhiwe Yu
9822 Tenney Court
Ellicott City, MD 21042

Sent via email to billyu99@gmail.com

RE: WP-23-048 Centennial Choice (F-14-112)

Dear Mr. Yu:

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 March 8, 2023 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 **Sections 16.144(q) and 16.144(r)(6)** of the Subdivision and Land Development Regulations to reactive the final plan application and extend the deadline date to submit the final plat originals.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(q) and 16.144(r)(6) 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.

The three-lot subdivision was initially submitted to Planning and Zoning on June 30, 2014 and was found approvable on March 17, 2015. Processing of the subdivision was delayed due to inadequate school capacity and the development moratorium enacted by the Tiber Branch Watershed and Plumtree Branch Watershed Safety Act. As a result of the moratorium, regulatory changes were made to the stormwater management regulations in the Tiber Branch and Plumtree watersheds, which required revisions to the stormwater management design for this subdivision. During this time, the consultant's company was disbanded and did not have the resources to complete the project independently and had to subcontract the job to another consultant. In February 2022, DPZ met with the consultants to discuss finalizing the stormwater management design and completing the project. There is one specimen tree that will remain and no forest onsite. The project was approved with the payment of a fee-in-lieu to satisfy the forest conservation obligation. Although the forest conservation regulations have been updated since the original approval, the afforestation obligation remains the same for this project and there would be no change in this fee-in-lieu calculation under current regulations. If the final plan were to expire, a new submission similar to the existing subdivision would be required and would be an unreasonable hardship. DPZ staff has been working with the consultants to finalize the project and approval of this alternative compliance promotes efficiency of the plan review process.


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

1. Submission of the original Final Plat (F-14-112) to the Division of Land Development for signature approval and recordation within **90 days** of the date of this letter (**on or before June 9, 2023**).
2. On the final plat provide a general note with a brief description of the alternative compliance approval (include request, section of the regulation, action, and action date).

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 the time period specified in the conditions of approval.

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, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Charles Crocken



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-23-048*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Centennial Choice 3-lot minor subdivision

Subdivision Name/Property Identification: Centennial Choice F-14-112

Location of property: 4040 St. Johns Lane

Existing Use: Single Family Residential

Proposed Use: Single Family Residential 3-Lot Minor Subdivision

Tax Map: 0024

Grid: 17

Parcel No: 0370

Election District: Second

Zoning District: R-20

Total site area: 1.8862

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:

WP-15-048 Pan was in review scheduled for final approval subject to signature approval of the supplemental plan and final subdivision plan F-14-112 and payment of appropriate fees.

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
Council Bill 20-2019 <i>16.144(g)</i>	See P&Z letter of August 17, 2020 attached requiring submission of supplemental plan within 60 days of letter and establishes schedule for final submission of subdivision plan and payment of fees

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Date: 10/19/22

Signature of Petitioner Preparer:



Date: 10/19/22

Name of Property Owner: Zhiwe Yu

Name of Petition Preparer: Charles R. Crocken & Assoc.

Address: 9822 Tenney Court

Address: 902 Lee Avenue

City, State, Zip: Ellicott-City, Md 21042

City, State, Zip: Sykesville, Md 21784

E-Mail: billyu99@gmail.com

E-Mail: crcengr2@comcast.net

Phone No.: 410-984-6661

Phone No.: 410-549-2708

Contact Person: Bill Yu

Contact Person: Charles R. Crocken P.E.

Owner's Authorization Attached