



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

December 9, 2022

Magnolia Manor LLC
3675 Park Ave., Suite 301
Ellicott City, MD 21043

Sent via email to tkeane@trinityhomes.com

RE: WP-23-050 Magnolia Manor (F-19-022)

Dear Mr. Keane:

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 December 8, 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)** of the Subdivision and Land Development Regulations to request a 60-day extension to complete the Developer's Agreements for F-19-022.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) 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 applicant is requesting an extension of time to complete the developer's agreements associated with F-19-022. The purpose of the regulation is to ensure reasonable progression and completion of a final plan after review and approval so that the construction is consistent with current regulations. The petitioner completed the required steps to execute the developer's agreement; however, revisions were requested to the final plan originals, which delayed the signature of those plans and the completion of the developer's agreement. Strict compliance with the regulation would require the petitioner to prepare and process a new final plan and plat. The granting of this Alternative Compliance request does not circumvent any material regulations or requirement. It is strictly a time extension and has no impact on the health, safety, or welfare of the public. The extension of time is necessary to complete the County's process in accordance with the Regulations. 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 applicant must complete the developer agreements, pay fees, post financial obligations for F-19-022 within 60 days of the date of this alternative compliance approval (on or before February 6, 2023).

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 this requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel Engineering + Timmons Group



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: MIGNOLIA MADE EAST

Subdivision Name/Property Identification: MIGNOLIA MADE EAST

Location of property: 9033 OLD SEACONVILLE ROAD

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Tax Map: 47 **Grid:** 19 **Parcel No:** 154 **Election District:** 6TH

Zoning District: R-SC **Total site area:** 1.14 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 18-024
WP 19-093
F-19-022

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. ARTICLE IV

Section Reference No.	Brief Summary of Request
<u>16.144 (p)</u>	<u>PAYMENT OF FEES; POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN</u>

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Tim Keane

Date:

11-3-22

Signature of Petitioner Preparer:

Date:

[Signature]

Name of Property Owner:

Magnolia Manor LLC

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address:

3675 Park Avenue, Suite 301

Address:

3300 North Ridge Road., Suite 110

City, State, Zip:

Ellicott City, MD 21043

City, State, Zip:

Ellicott City, Maryland 21043

E-Mail:

tkeane@trinityhomes.com

E-Mail:

rob.vogel@timmons.com

Phone No.:

410-480-0023

Phone No.:

410-461-7666

Contact Person:

Tim Keane

Contact Person:

Robert H. Vogel

Owner's Authorization Attached.