



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 18, 2023

ESC Wellington, L.C.
attn: Jason Van Kirk
5074 Dorsey Hall Drive, Suite 205
Ellicott City MD 21042

RE: WP-23-090 Wellington Farms, Phase 2 (F-22-030)

Dear Mr. Van Kirk:

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 April 17, 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 **Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the 45-day deadline date to submit the final subdivision plat originals for signature/ recordation.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(q) 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):

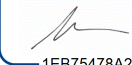
Approval of this Alternative Compliance is subject to the following conditions:

1. The applicant must provide the additional information within 45 days of the April 1, 2023 deadline date (on or before **May 16, 2023**).
2. Include this alternative compliance petition decision as a general note on the final plan (F-22-030). This note shall include the petition's file number, the regulatory sections, the decision date, and the conditions of approval.

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 Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

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: residential subdivision

Subdivision Name/Property Identification: Wellington Farms Phase 2

Location of property: last section of Wellington Farms subdivision. east of Leishear Road and south of Gorman Road

Existing Use: vacan land

Proposed Use: residential

Tax Map: 46

Grid: 6

Parcel No: 163

Election District: 2

Zoning District: R-SC-MXD-3

Total site area: 35.55 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:

- F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117, P-20-006,
- F-21-025 phase 1 section 1 mostly constructed and all houses built or under construction
- F-21-044 phase 1 section 3 mostly constructed and approx 80% of all houses built or under construction
- F-22-001 phase 1 section 3 mostly constructed and aprox 50% of houses built or under construction

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.

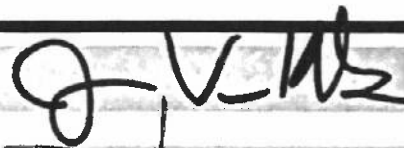
Section Reference No.	Brief Summary of Request
Title 16 Subtitle I Article IV Section 16.144.q	Within 180 days of final plan approval, the developer shall submitthe final subdivision plat to the department of Planning and Zoning for signatures and recordation
	<div style="text-align: right; color: blue; font-weight: bold; font-size: 1.2em;">REVISED</div>

APR 03 2023

DPZ Land Development

Section Reference No.	Brief Summary of Request

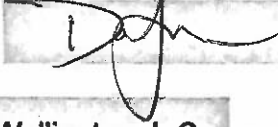
Signature of Property Owner:



Date:

3-31-23

Signature of Petitioner Preparer:



Date:

3.31.2023

Name of Property Owner: ESC Wellington, L.C.

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 5074 Dorsey Hall Drive
Suite 205

Address: 3300 N. Ridge Road, Suite 140

City, State, Zip: Ellicott City, MD 21042

City, State, Zip: Ellicott City, MD 21042

E-Mail: jvankirk@elmstreetdev.com

E-Mail: bei@bei-civilengineering.com

Phone No.: 410-720-3021

Phone No.: 410-465-6105

Contact Person: Jason Van Kirk

Contact Person: David Thompson



Owner's Authorization Attached