



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

November 9, 2023

Zhiwe Yu  
9822 Tenney Court  
Ellicott City, MD 21042  
Sent via email to [billyu99@gmail.com](mailto:billyu99@gmail.com)

RE: WP-23-108 Centennial Choice (F-14-112)  
Alternative Compliance Reconsideration

Dear Mr. Yu:

On August 14, 2023 and pursuant to Section 16.104 of the Subdivision and Land Development Regulations, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadline date to submit the final plat originals. On September 14, 2023, the Department of Planning and Zoning received your request for reconsideration of this determination.


Pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** the request to reconsider the alternative compliance application to establish an ultimate deadline to complete the subdivision process for F-14-112. The Director found that the subdivision plan must adhere to the following conditions:

1. Submission of the revised Final Supplemental Plan and Stormwater Management Report to the Division of Land Development within **30 days** of the date of this letter (**on or before December 9, 2023**).
2. Completion of the Developer's Agreements, payment of fees, posting of financial obligations to the Department of Public Works, Real Estate Services Division within **90 days** of the date of this letter (**February 7, 2024**).
3. Submission of the Final Plat Originals to the Department of Planning and Zoning within **90 days** of the date of this letter (**February 7, 2024**).

Please note, this may be the last time extension granted for this project. Further, it is the responsibility of the applicant to monitor the above deadlines and ensure the development team is completing the development review requirements to the County's satisfaction.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at [jsauer@howardcountymd.gov](mailto:jsauer@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js  
cc: Research  
DLD- Julia Sauer  
RES



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

August 15, 2023

Zhiwe Yu  
9822 Tenney Court  
Ellicott City, MD 21042  
Sent via email to [billyu99@gmail.com](mailto:billyu99@gmail.com)

RE: WP-23-108 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 August 14, 2023 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadline date to submit the final plat originals.

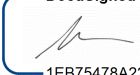
The Department of Planning and Zoning finds that strict enforcement of Section 16.144(q) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

**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 (DPZ) 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 2023, DPZ met with the consultants to discuss finalizing the stormwater management design and completing the project, and DPZ granted the applicant an extension to the deadline based on the understanding the remaining comments would be addressed in 90 days. The applicant has received three extensions to submit the plat originals and have failed to meet the processing deadlines established by DPZ for each of those. The plan is now nine (9) years old, and the development team is still unable to comply with County regulations for adequate stormwater management and project completion. With the lapse of the most recent deadline date, DPZ staff believes the appropriate action is for the applicant to file a new final subdivision plan at their convenience in order to dictate the adequate time needed to redesign the stormwater management to County standards.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at [jsauer@howardcountymd.gov](mailto:jsauer@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research, DLD- Julia Sauer, RES



**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-23-108*  
 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:** 1.6862

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-23-048 The plan 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
<del>Council Bill 20-2019</del> <i>16.144 (c)</i>	See P&Z letter of March 10, 2023 attached requiring submission of supplemental plan within 90 days of the letter and establishes schedule for final submission of subdivision plan and payment of fees

Section Reference No.	Brief Summary of Request
	See the attached letter by Charles R. Crocken PE date 6/7/2023.

Signature of Property Owner: *[Signature]* Date: 6/7/2023

Signature of Petitioner Preparer: *[Signature]* Date: 6/7/2023

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 PE

Owner's Authorization Attached