



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

October 11, 2023

Bill Liu
Howard County Department of Public Works
Stormwater Management Division
9801 Broken Land Parkway
Columbia, MD 21046

RE: WP-24-017 Maple Forest Pond

Dear Mr. Liu:

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 October 11, 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 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to use the Capital Improvement Design Plan to serve in lieu of a Site Development Plan to repair the Maple Forest Subdivision's stormwater management pond as a County Capital Project.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1)(i) 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 Howard County Department of Public Works, Stormwater Management Division is undertaking a task under Capital Project D-1177 to retrofit an existing stormwater management facility, Maple Forest Pond. Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the proposed project. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. The County is performing this work as a Capital Improvement Project where the "Water Quality Improvement Capital Project Design Plan Process" is being enforced. This process uses the Capital Project plans as the record drawing and serves as an exhibit for the alternative compliance application. Approval of the alternative compliance promotes efficiency of the plan review process.

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


1. The alternative compliance petition exhibit shall serve as the substitute for a site development plan. No disturbance is permitted beyond the limit of disturbance (LOD) as shown on the alternative compliance exhibit unless it can be sufficiently demonstrated by the applicant to be justified.

2. The encroachment is limited to the LOD as shown on the alternative compliance exhibit. Once the proposed project is completed, the LOD shall be restored to its previous condition through stabilization, seeding and planting in accordance with the alternative compliance plan exhibit.
3. Compliance with all applicable County and State Regulations and obtaining all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development onsite.
4. The applicant must obtain any required regulatory permits for floodplain from MDE and Army Corp of Engineers. Reference applicable permit numbers shall be referenced on any building or grading permit.

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Jason Lenker at (410) 313-2350 or email at jlenker@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

cc: Research
DLD - Julia Sauer
Real Estate Services



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Maple Forest Pond Repair

Subdivision Name/Property Identification: Maple Forest

Location of property: 10169 Bracken Drive, Ellicott City, MD 21042

Existing Use: Parks & Open Space **Proposed Use:** Parks & Open Space

Tax Map: 17 **Grid:** 08 **Parcel No:** 17 **Election District:** 02

Zoning District: R-20 **Total site area:** 2.58 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:

This County Capital Project D-1177 has no subdivision plans or Board of Appeals petitions currently open. This is the first submittal for an alternative compliance. The project is located on a Home Owners Association owned lot within a drainage easement and is for the repair of the Maple Forest Subdivision's stormwater management pond. While the nature of this project requires unavoidable and necessary disturbances to floodplain, stream/wetland buffers, and steep slope areas- the shown limits of disturbance were developed to reduce these impacts as best as possible while meeting the intent of the project goals.

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
16.115(c)(2)	Allow clearing, excavating, and filling within the 100-year floodplain to stabilize the pond embankment and walls.
16.116(a,b)	Necessary disturbance and grading within stream, wetlands, wetland buffers, and steep slopes areas in order to stabilize the pond embankment, repair pond structures, and provide adequate pond volume.

Section Reference No.	Brief Summary of Request
16.155(a)(1)(i)	Capital Improvement Design Plan to serve in lieu of Site Development Plan

Signature of Property Owner: **Bill Liu**  Date: **08/03/2023**

Signature of Petitioner Preparer: _____ Date: _____

Name of Property Owner: Howard County DPW Stormwater Management Division _____ Name of Petitioner Preparer: _____

Address: **9801 Broken Land Parkway** _____ Address: _____

City, State, Zip: **Columbia, MD 21046** _____ City, State, Zip: _____

E-Mail: **bliu@howardcountymd.gov** _____ E-Mail: _____

Phone No.: **410-313-6416** _____ Phone No.: _____

Contact Person: **Bill Liu** _____ Contact Person: _____

Owner's Authorization Attached