



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

February 7, 2024

Cornerstone Homes, LLC
Attn: Justin Boy
9693 Gerwig Lane, Suite L
Columbia, MD 21046

RE: WP-24-042, Gilbert Subdivision

Dear Mr. Boy:

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 February 7, 2024 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 **Sections 16.156(o)(1)(iii) & (2)** of the Subdivision and Land Development Regulations to reactivate the expired SDP-04-151 and extend the deadline to apply for building permits.

The Department of Planning and Zoning finds that strict enforcement of Sections 16.156(o)(1)(iii) & (2) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was December 15, 2023. Section 16.104(b)(1) states: *The developer has presented a petition demonstrating the desirability of a waiver; if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.*

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
Benchmark, Justin Boy – justin@cornerstone-homes.com



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 31, 2023

Cornerstone Homes, LLC
Attn: Justin Boy
9693 Gerwig Lane, Suite L
Columbia, MD 21046

RE: WP-24-042 Gilbert Subdivision

Dear Mr. Boy:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before December 15, 2023***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to planning@howardcountymd.gov for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

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

Sincerely

DocuSigned by:


1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JL

Attachments:

cc: Research
DLD - Julia Sauer
Real Estate Services
Justin Boy – justin@cornerstone-homes.com
Chris Malagari – bei@bei-civilengineering.com



DPZ Office Use only:
 File No.
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Gilbert Subdivision Lots 1 & 2

Subdivision Name/Property Identification: Gilbert Subdivision , 06-390811 & 06-577687

Location of property: 9042 & 9044 Old Scaggsville Road, Laurel, MD. 20723

Existing Use: 2 vacant platted lots **Proposed Use:** 2 SFD Homes

Tax Map: 47 **Grid:** **Parcel No:** 152 **Election District:** 6th

Zoning District: R-SC **Total site area:** 0.5545 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:

Plat # 16578, F-03-189, SDP-04-151, WP-04-021, WP-15-106

SDP was previously granted reactivation and extension of time under WP-15-106.

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
16.156(o)(1)(iii)	We are seeking a variance to the requirement that all building permits for single family detached SDP shall be applied for within 5-years of SDP approval.
16.156(o)(2)	We are seeking approval to reactivate SDP-04-151 to allow the SDP to be redlined to build on lots 1 & 2.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *JTB* Date: 10-17-23

Signature of Petitioner Preparer: *CMalagari* Date: 10-17-2023

Name of Property Owner: Cornerstone Homes, LLC. Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 9693 Gerwig Lane, suite L Address: 3300 N. Ridge Road Suite 140

City, State, Zip: Columbia, MD. 21046 City, State, Zip: Ellicott City, MD. 21043

E-Mail: Justin@cornerstone-homes.com E-Mail: bei@bei-civilengineering.com

Phone No.: 410-792-2565 Phone No.: 410-465-6105

Contact Person: Justin Boy Contact Person: Chris Malagari

Owner's Authorization Attached