



# 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

January 3, 2024

Sangjae Lee  
5765 Western Sea Run  
Clarksville MD 21029

RE: WP-24-059 Lee Property (F-22-040)

Dear Mr. Lee:

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 January 2, 2024 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 **Sections 16.144(p)(1)(2) and (q)** of the Subdivision and Land Development Regulations to extend the December 4, 2023 deadline date to complete the developer's agreements and to submit the final plat originals for signatures.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(p)(1)(2) and (q) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and one (1) item you were required to address, pursuant to Section 16.104(a)(1):

Unreasonable hardship or practical difficulty may result from strict compliance with the regulations:

The purpose of this alternative compliance petition is to grant the applicant 60 days to complete the developer's agreements (including the payment of fees and posting of sureties) and the submission of the final plat originals for signatures. The reason for this request is the result of receiving a DPW design manual waiver approval to allow a trenchless installation of a sewer utilizing directional bore, thus eliminating the request for an off-site permission letter from a property owner. The granting of the design manual waiver requires a revision to the final supplemental plan and would not allow the developer and the Real Estate Services office adequate time to complete the developer agreements and the submittal of the final plat by the due date of December 4, 2023. For the reasons stated above, there would be an unreasonable hardship placed on the applicant should this petition request is not granted.

Approval of this Alternative Compliance is subject to the following two (2) conditions:

1. The petitioner must complete the developer's agreements (which includes the payment of fees and the posting of all required sureties) and submit the final plat originals for signatures within 60 days from the December 4, 2023 deadline date (on or before February 2, 2024).
2. Provide a general note on the final plan F-22-040 that references this alternative compliance petition approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the final plan, F-22-040. This requested alternative compliance 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](mailto: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  
FCC  
F-22-040



**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:** Proposed Residential Subdivision Lots 1 & 2

**Subdivision Name/Property Identification:** Lee Property, Lots 1 & 2

**Location of property:**

**Existing Use:** Residential

**Proposed Use:** SFD- Residential

**Tax Map:** 29

**Grid:** 20

**Parcel No:** 51

**Election District:** 5th

**Zoning District:** R-20

**Total site area:** 1.006

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-21-047

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
16.144(n)(p)1&2	Payment of Fees; Posting of Financial Obligations within 120 days of receiving approval of the final plan the developer shall: (1) Pay all required fees to the County; and (2) If subject to a developer agreement or a major facility agreement, shall post monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements.
16.144(n)(q)	Final Subdivision Plat. Within 180 days of final plan approval the developer shall submit the final subdivision plat to the Department of Planning and Zoning.

Section Reference No.	Brief Summary of Request

**Signature of Property Owner:** Jason Lee **Date:** 12/4/2023

**Signature of Petitioner Preparer:** Frank Manalansan II **Date:** 12/4/2023

**Name of Property Owner:** Sangjae Lee **Name of Petition Preparer:** Frank Manalasan, II, L.S.

**Address:** 5765 Western Sea Run **Address:** 10272 Baltimore National Pike

**City, State, Zip:** Clarksville, MD 21029 **City, State, Zip:** Ellicott City, MD 21042

**E-Mail:** Jason L <jason.lee.21029@gmail.com> **E-Mail:** frankm@fcc-eng.com

**Phone No.:** 410-302-8356 **Phone No.:** 410-461-2855

**Contact Person:** Jason Lee **Contact Person:** Frank Manalansan, II, L.S.

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request