



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

July 17, 2024

Michael Phau
Trinity Homes
3675 Park Avenue, Suite 301
Ellicott City, MD 21043

RE: WP-24-115, Maple Grove (P-23-002)

Dear Mr. Phau:

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 July 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(i)(2)** of the Subdivision and Land Development Regulations to approve a 6-month extension to the June 22, 2024 deadline to resubmit plans for P-23-002

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(i)(2) 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):

The applicant's justification states, and staff has confirmed that BA-809D is on the Hearings Examiner's agenda for July 24, 2024. Strict compliance with the regulations would require the applicant to submit a new application for a preliminary plan and to prepare new drawings, engineering reports, etc. duplicating work and extending project completion for the project that has already completed 3 review cycles. The added processing time and duplication of work would be an unreasonable hardship to the applicant. Granting the Alternative Compliance request does not relax any technical requirements and approval of this alternative compliance promotes efficiency of the plan review process.

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


1. The new deadline to resubmit plans shall be established by the date the Hearings Examiner issues a Decision and Order to BA-809D. The deadline to resubmit shall be 45 days from the date of the Decision and Order.
2. The revised plans and half review fee outlined in the DPZ letter dated May 8, 2024 shall be submitted by the new due date established in condition number 1. Include a copy of the D&O with the resubmission.
3. Include a General Note on the revised plans for P-23-002 summarizing WP-24-115 to include: the request, the decision, date of decision and conditions of approval.
4. Approval is valid only as long as the applicant is actively processing BA-809D. If the case is placed on the inactive/Unscheduled Docket and a new hearing date is not scheduled within 180 days, per the Zoning Regulations

the Hearings Examiner must dismiss the petition. In that case, revised plans are due 45 days from the date the Hearings Examiner is required to dismiss the case.

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 Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD/jam

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel + Timmons



DPZ Office Use only:

File No.

Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Maple Grove

Subdivision Name/Property Identification: Maple Grove P-23-002

Location of property: Upton Road

Existing Use: Vacant

Proposed Use: Residential

Tax Map: 24

Grid:

Parcel No: 41

Election District: 2nd

Zoning District: R-12

Total site area: 3.13 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:

P-23-002

S-18-005

WP-19-033

WP-24-073

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
16.144i(2)	45-day milestone to resubmit Preliminary Plan.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

Michael Pfau

Date:

05-28-2024

Signature of Petitioner Preparer:

Rob Vogel

Date:

5/18/24

Name of Property Owner:

Trinity Homes Michael Pfau

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address: 3675 Park Avenue #301

Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Ellicott City, MD 21043

City, State, Zip: Ellicott City, Maryland 21043

E-Mail: tkeane@trinityhomes.com

E-Mail: Rob.Vogel@timmons.com

Phone No.: 410-480-0023

Phone No.: 410-461-7666

Contact Person: Mike Pfau

Contact Person: Robert H. Vogel

Owner's Authorization Attached