



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 29, 2024

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

RE: WP-25-043 Maple Grove
Alternative Compliance Approved

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 October 28, 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 **Section 16.144(i)(2)** of the Subdivision and Land Development Regulations for an extension to the October 4, 2024 deadline extension (granted under approval of WP-24-115) to allow time to appeal the Hearings Examiners decision to BA 809D. The request is to extend the deadline to resubmit plans for P-23-002 to 45 days after the Board of Appeals issues a Decision and order.

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):

Subtitle 1, Articles IV

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

Staff has confirmed that an appeal to the Hearings Examiners August 20, 2024 D&O to BA-809D was submitted within the 30 day deadline to appeal such a decision. No date has been set for the Hearing. 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 when the Board of Appeals issues a Decision and Order to the appeal to BA-809D. The deadline to resubmit shall be 45 days from the date of the Decision and Order.

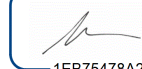
2. The revised plans and half review fee outlined in the DPZ letter dated May 8, 2024 shall be submitted by the new due date established in condition number 1. Include a copy of the D&O with the resubmission.
3. Include a General Note on the revised plans for P-23-002 summarizing the process involving WP-24-115, WP-25-045 and the two Hearings for BA-809D to include: the requests, the decisions, dates of decision and conditions of approval.
4. Approval of WP-25-043 is valid only as long as the applicant is actively appealing the D&O to BA-809D. If the case is placed on the inactive/Unscheduled Docket and a new hearing date is not scheduled within 6 months, per the Rules of Procedure of the Board of Appeals (BOA), the BOA must dismiss the petition. In the case where the BOA must dismiss the case, revised plans are due 45 days from the date the case is dismissed.

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

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

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Alternative Compliance Application Form Submitted
Howard County Department of Planning and Zoning
3430 Court House Drive | Ellicott City | MD | 21043
TEL: 410.313.2350

The following Application has been submitted:AC-392

PROJECT IDENTIFICATION

Site Description: Maple Grove
Location Address: , , MD,
Existing Use: Vacant
Proposed Use: Residential
Tax Map: 24
Grid: 5
Parcel No: 41
Election District: 2
Zoning: R-12
Total Site Area: 3.13

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

P-23-002 S-18-005 WP-19-033 WP-24-073 WP-24-115

SECTION REFERENCE INFORMATION

Your initial Application Fees cover up to 2 Section References for this application.

1.) Section Reference No.: 16.144(i)(2)
Brief Summary of Request: 45-day extension request from the Board of Appeals Decision and Order

2.) Section Reference No.:
Brief Summary of Request:

Adding more than 2 Section Reference Numbers will incur an additional fee. You can the additional Section Reference Numbers below.

3.) Section Reference No.:
Brief Summary of Request:

4.) Section Reference No.:
Brief Summary of Request:

5.) Section Reference No.:
Brief Summary of Request:

6.) Section Reference No.:
Brief Summary of Request:

7.) Section Reference No.:
Brief Summary of Request:

8.) Section Reference No.:
Brief Summary of Request:

PROPERTY OWNER INFORMATION

Name: Michael Pfau
Owner Company Name: Trinity Homes
Address: 3675 Park Avenue, Ellicott City, MD, 21043
Phone: 4104800023
Email: tkeane@Trinityhomes.com

PREPARER INFORMATION

Preparer Company Name: Vogel Engineering + Timmons Group
Name: Pdox Vogel
Address: 3300 North Ridge Road, Ellicott City, MD, 21043
Phone: 4104617666
Email: PDOX@VOGELENG.COM

CONTACT US

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