



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

July 12, 2016

Kevin Son  
2830 Marriottsville Road  
Marriottsville, MD 21104

RE: WP-16-155 Son Property

Dear Mr. Son:

The Director of the Department of Planning and Zoning considered your request for alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for alternative compliance to **Section 16.116(a)(2)(iii)**, which states that grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within 100 feet of a perennial streambank for Use III and IV streams. The request is to allow the house to be constructed 4.9' into the 100-foot streambank buffer.

Approval is subject to the following conditions:

1. No further encroachments into the 100' stream buffer are permitted beyond the requested 4.9' to allow for completion of construction of the new dwelling.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Requiring strict compliance with the regulations would result in an extraordinary hardship for the developer. The house has already been constructed and requiring the owner to deconstruct the attached garage would involve significant time delays and financial resources. The construction is nearly complete and the owner is in the process of finalizing the site inspections in order to obtain a use and occupancy permit.

Not Detrimental to the Public Interest:

The alternative compliance proposal will not be detrimental to the public interest. It is in the public's best interest to stabilize the site as soon as possible. Since the requirement for a new stormwater management design has extended the projected timeline, the project remains at rough grading stage. The approval of this alternative compliance request would allow the site to be stabilized and allow construction to continue without further delay. The progress would allow final grading and stabilization of the site, therefore helping to improve water quality in the stream located onsite.

Will not nullify the intent or purpose of the regulations:

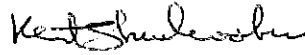
Approval of this request for alternative compliance will not nullify the intent or purpose of the regulations. The streambank buffer and restrictions will remain in place aside from the 4.9' reduction at the corner of the house

and the previously approved driveway extension. No further encroachments into the stream buffer will be permitted beyond this request.

Indicate this alternative compliance file number, request, section of the regulations, action, conditions of approval, and date on all related building permits. This requested waiver will remain valid for one year from the date of this letter or as long as this grading plan remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at [ebuschman@howardcountymd.gov](mailto:ebuschman@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/eb

cc: Research  
DED  
Real Estate Services  
Sill Engineering Group  
Kevin Son- [grandbilliardclub@gmail.com](mailto:grandbilliardclub@gmail.com)