



# 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

October 24, 2016

Joseph Snodgrass  
Main Street Builders  
5705 Landing Road  
Elkridge, MD 21075

RE: WP-17-018 Basham Property- Lots 2-7

Dear Mr. Snodgrass:

The Director of the Department of Planning and Zoning considered your request for an 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 an alternative compliance of **Section 16.156(o)(1)(i)** and **Section 16.156(o)(2)**.

Approval is subject to the following conditions:

1. Approval of SDP-13-052 is hereby reactivated and extended for one year from the date of the alternative compliance approval letter to apply for building permits to initiate construction on the subject property (on or before October 24, 2017). The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses and Permits.
2. Be advised for single family detached site development plans showing multiple lots, the developer shall apply for building permits for all construction authorized on the plan within 5 years from the date of the alternative compliance approval letter (on or before October 24, 2021).
3. When the next redline revision to SDP-13-052 is submitted for processing, should any plan changes be proposed by the applicant, add a general note on sheet 1 referencing this alternative compliance file number, request, section of the regulations and approval date of the one-year extension to apply for building permits.
4. The applicant shall coordinate with the Department of Public Works- Real Estate Services Division to extend the obligation date for the Developer Agreement associated with F-12-095.

Our decision was made based on the following:

Per the applicant's justification, the owner of the property, who is also the builder, has not been able to sell the lots or to obtain a contract to build a house during the past several years due to the economic conditions. The owner believes that the current economy will permit him to sell the lots or to build homes without incurring financial loss. Requiring the applicant to submit a new site development plan would result in an extraordinary hardship for the owner.

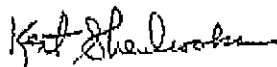
There have been no substantial changes to the Regulations or other requirements since approval of the site development plan. The plan has been reviewed and approved by the Subdivision Review Committee and meets the current regulations. It will not be detrimental to the public interest to extend the deadlines to apply for building permits for the approved construction.

The site development plan has already been reviewed per the applicable regulations and approved by the Subdivision Review Committee. Extending the deadline to apply for building permits will not nullify the purpose of the regulations since there have been no substantial changes since the plan was approved.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, site development plans and building permits. The requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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  
Vogel Engineering  
SDP-13-052