



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

January 19, 2017

Y&T Development, LLC
Attn: Charles Young
227 Oella Avenue
Catonsville, Maryland 21228

RE: WP-17-031, Harwood Park, Lots 1 & 2
[Related to S-08-093, Harwood Park]

Dear Mr. Young:

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)**, which requires that within 1 year of signature approval of a site development plan original, the developer shall apply for building permits to initiate construction on site and an alternate compliance request to **Section 16.156(o)(2)**, which states that if the developer does not apply for building permits within the required timeframe per Section 16.156(o)(1), the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. The developer must submit for building permit application in association with SDP-08-093, for Lot 1, within 1-year of the date of the alternative compliance request approval (**on or before January 19, 2018**).
2. The applicant shall submit the most recent redline plan of SDP-08-093 to the Department of Planning and Zoning, within two weeks of the alternative compliance approval (**on or before February 2, 2017**). This most recent redline will serve as the exhibit to WP-17-031. Contact Jeff Pickett, with the Development Engineering Division (DED), at 410-313-2350 for help in obtaining the most recent version.
3. Compliance to all DED comments as outlined in the attached memo dated October 26, 2016.

The Planning Director's decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the Alternative Compliance Petition was denied and the applicant was required to process a new site development plan for the subject property. The applicant has an approved site development plan, which has been through the review process and has an established file history. Requiring the applicant to go through the plan review process again for the review of one proposed dwelling would cause an unnecessary time delay. Also, the applicant would be responsible for taxes associated with the subject property. Allowing the extension would give the applicant adequate time to complete and submit a redline review for approval and the building permit application for the remaining buildable lot.

Not Detrimental to the Public Interest:

Granting the requested extension would not be detrimental to public interest. The site development plan for this project has been reviewed and approved by County agencies for compliance to County regulations and standards. Per the DED conditions, a redline to the SDP shall be submitted showing Stormwater Management (SWM) using current Maryland Department of Environment approved devices.

Will not nullify the intent or purpose of the regulations:

Approval of this Alternative Compliance Petition will not nullify the intent or purpose of the regulations since the site development plan is in compliance with County regulations and standards. A redline to the SDP, adding SWM practices shall be required prior to obtaining any building permits.

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 requested alternative compliance approval will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

Attachment

KS/ktb

cc: Research
DED
Real Estate Services
FSH Associates