



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

March 9, 2017

Daniel & Mary Dugan
10813 Hunting Lane
Columbia, MD 21044

RE: WP-17-070, Holiday Hills, Lots 127 & 128
(F-17-032)

Dear Mr. & Mrs. Dugan

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 16.134(a)(1)(i), Section 16.135 & Section 16.136.**

Approval is subject to the following conditions:

1. Compliance with the attached DED comments dated March 7, 2017 requiring the payment of a fee-in-lieu for the sidewalks and road improvements along the property frontage to be determined and provided with F-17-032.
2. Add a general note stating the approval date and conditions in which WP-17-070.

Our decision was made based on the following:

Extraordinary hardship or practical difficulties - There are no existing road improvements along Hunting Lane. To create improvements along the property frontage would not provide connection to the existing improvements and would put the pedestrians in a very unsafe situation. Only one additional house is being added to the property and fee-in-lieu will be required for payment for the sidewalks, street trees and street lighting.

Alternative Proposal - The alternative proposal would require the applicant to provide sidewalks, along the property frontage of an already established neighborhood. Requiring the developer to provide these features would create an impractical and unattractive discontinuity of the existing, well-established streetscape for an open section of the road.

Not Detrimental to the public interest - The waiver request will not be detrimental to the public interest since there are no sidewalks, existing on Hunting Lane, the installation of these features would be inconsistent with the character of the neighborhood, and may serve to disturb vicinal residents who are accustomed to the existing open road section condition containing no curbs, gutter and sidewalks.

Will not nullify intent or purpose of the regulations - Approval of this waiver request will not nullify the Intent or Purpose of the Regulations because not requiring the applicant to provide sidewalks will help preserve the existing character of the neighborhood. Additionally, the developer would be required to provide a fee-in-lieu of

the required sidewalks. Finally, approval of this waiver request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of plan processing procedures.t to the following conditions:

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
FCC