



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 24, 2017

Matt Srour
106 Seminole Avenue
Catonsville, MD 21228

RE: WP-17-131, Summer Haven (SDP-10-047, Lot 24)

Dear Srour:

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)(1)(ii)** of the **Subdivision and Land Development Regulations** which require a developer to submit the initial application for building permit within 1 year of signature approval of the SDP, and all permits for construction in a single family detached subdivision to be obtained within 5 years of the signature approval of the SDP.

Approval is subject to the following conditions:

- 1. The deadline to apply for a building permit for Lot 24 shall be extended to 1 year from the date of approval of this alternative compliance (on or before July 24, 2018).**
- 2. Redline the SDP to add a note outlining the details of this alternative compliance (including file number, section reference, decision and conditions of approval).**

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: With the expired deadline for building permits associated with SDP-10-47, the lot would remain vacant without either approval of this alternative compliance or the filing of a new site development plan. Since there is already an approved site development plan with the lot, it would be duplicative to file a new site development plan solely on building permit deadlines. Further, the allocation for Lot 24 utilizes a credit from a previously existing house on the subdivision site, as outlined in an email from Jeff Bronow dated April 26, 2011, so no allocations are impacted.

Alternative Proposal: Should this alternative compliance be denied, a new site development plan will be required, with new fees and additional plan review, which could be an inefficient use of county staff resources. It could also create future confusion to have more than one site development plan that shows this lot without any differences to the site information.

Not Detrimental to the Public Interest: As stated above, no allocations are impacted in the approval of this alternative compliance since the lot is utilizing a credit for a previously existing house on the subdivision site. Water and sewer house connections have already been installed to serve the house. No regulations have changed that would impact the development of this single lot.

Will not nullify the intent or purpose of the regulations: No new regulations that have been adopted since the 5-year expiration date of this SDP affect the development of this lot. No allocations are impacted. Therefore, approval of this alternative compliance does not nullify the intent or purpose of the regulations.

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

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 

cc: Research
DED
Real Estate Services
Jim Newburn
Dave Thompson, Benchmark