



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 3, 2018

Ms. Paula Viens
6636 Washington Blvd. #30
Elkridge, MD 21075

RE: WP-18-116, 6153 Rockburn Hill Road

Dear Ms. Viens:

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 16.155(a)(1)(ii), subject to the following conditions:

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the 0.11 acre limit of disturbance as shown on the revised alternative compliance plan exhibit dated June 26, 2018 unless it can be sufficiently demonstrated by the applicant to be justified.
2. Provide a signed notarized Declaration of Intent for a single residential lot clearing less than 20,000 sq. ft of forest. (See attached)
3. Compliance with the attached Development Engineering Division comments dated July 3, 2018.
4. The applicant shall obtain all required authorizations and permits from the Department of Inspections, Licenses and Permits, for grading and house construction.
5. The applicant shall obtain all required authorizations and permits from the Maryland Department of the Environment and U.S. Army Corps of Engineers for disturbances within the floodplain, wetlands, streams and their buffers as applicable.
6. The applicant shall comply with all applicable Howard County Zoning Regulation requirements concerning building setbacks and height.

Our Decision was based on the following:

Extraordinary Hardship & Practical Difficulties

If the alternative compliance is not granted, the applicant will be required to prepare a site development plan. The alternative compliance plan exhibit is a reasonable alternative to a site development plan showing all required site information to properly evaluate this request. Ms. Viens is in a financial hardship and limited to funds to process a site development plan. She is building the modular home to be able to care for her elderly mother who resides in the house next door. In addition, this Department will require that this project comply with all required permits issued by DILP as well as other state/local and utility company regulations.

Alternative Proposal

The alternate proposal to Section 16.155(a)(2) would be to submit a new site development plan under standard review. The detailed plan exhibit submitted with this alternative compliance is a suitable substitute

for the SDP requirement showing information necessary to evaluate this request for compliance with the Regulations.

Not Detrimental to the Public Interest

Not Detrimental to the Public Interest –Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties. The proposed residential house would be a major improvement to the existing well maintained neighborhood. The proposed construction work will have no impact on any adjacent properties.

Will not nullify the intent or purpose of the regulations

The alternative compliance proposal is an acceptable alternative to submitting a site development plan for standard review because the plan will be presented as part of the building permit application. Indicate this alternative compliance file number, request, section of the regulations, action, conditions of approval, and date on all documents and building permits.

This requested alternative compliance will remain valid for the 1 year from the date of this letter to submit building permit.

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
Eastern Housing Inc.
John Mellma Sr. Inc.