



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

November 30, 2018

Patrick James Byrne  
7 Old Cistern Court  
Catonsville, MD 21228

RE: WP-19-035, Hidden Ridge

Dear Mr. Byrne:

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 16.144(r)(3)**, which states, "If additional information needed for plan approval is not provided within 45 days of request, the plan shall be denied."

Approval is subject to the following conditions:

1. The revised plans for F-18-087 must be submitted within 60 days from the original November 4, 2018 deadlines (**on or before January 3, 2019**).
2. Please add a note on the plans regarding this alternative compliance stating the section, date approved and conditions of approval.

Our decision was made based on the following:

**Extraordinary Hardships or Practical Difficulties:** The developer is rectifying remaining issues with the next submission, and landscaping along the northern perimeter that is being adjusted to reflect neighbor's concerns is one of the remaining issues. To require the applicant to submit a plan that does not reflect final negotiated agreements with the neighboring property would be counterproductive.

**Alternative Proposal:** Granting the extension of time to complete negotiations provides the most efficient and sensible solution rather than potentially requiring an additional resubmission.

**Not Detrimental to the Public Interest:** This is a nominal time extension that will have no negative impacts to the public interest. The additional time is being used to meet with the neighboring HOA to address concerns.

**Will not nullify the intent or purpose of the regulations:** The development is proceeding and approval of this nominal time extension does not intersect with any regulatory changes that would impact this development.

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](mailto:jfarrar@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF

cc: Research  
DED  
Real Estate Services  
Phoenix Engineering  
F-18-087