



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

January 11, 2019

Estate of Walter and Thelma Mayer
c/o John Minutoli
4652 Sheppard Lane
Ellicott City, MD 21042

Tracey Fuhr
5814 Bellanca Drive
Elkridge, MD 21075

RE: WP-19-058 Rockburn Meadows

Dear Sir/Madam:

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(p)**.

Approval is subject to the following conditions:

1. The payment of fees, posting of surety and completion of developer's agreements associated with F-18-093 must be completed on or before February 18, 2019.
2. Include the alternative compliance file number, description and decision on the plat and all subsequent site plans and/or plats.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The developer provided the necessary paperwork to DPW- Real Estate Services Division on December 10, 2018. This was not enough time for the developer's agreement documents to be prepared prior to the deadline date of December 18th. DPW- Real Estate Services Division usually requires a minimum of 3 weeks to execute the agreements. An extension of the deadline date to submit the final plat originals is not being requested.

Not Detrimental to the Public Interest:

Approval of this alternative compliance request will not be detrimental to the public interest since it is only to extend the deadline date to complete the developer's agreements. The required information was submitted to DPW- Real Estate Services Division prior to the deadline date, but the agreements were not executed. The extension will allow the Real Estate Services Division to finalize the agreements.

Will Not Nullify the Intent or Purpose of the Regulations:


Approval of this alternative compliance request will not nullify the intent or purpose of the regulations. The developer's agreements will be executed prior to submission of the final plat originals to DPZ. An extension of

the deadline date to submit the final plat originals is not being requested. The requested extension is necessary for DPW- Real Estate Services Division to finalize the developer's agreements.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related plats, 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 Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services
FCC