



# 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

May 21, 2019

David Woessner  
Arnold's Corner LLC  
308 Magothy Road  
Severna Park, MD 21146

RE: WP-19-101, Arnold's Corner (P-19-001) –  
Alternative Compliance Approval for grading  
disturbance as part of Voluntary Compliance  
Program with MDE

Dear Mr. Woessner:

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 Section 16.155(a)(2) to permit mass grading without SDP approval.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of Section 16.155(a)(1)(ii), which requires site development plans for site disturbances greater than 5,000 SF, subject to the following condition(s):

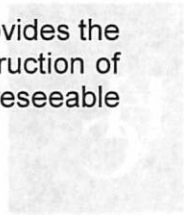
1. Submit a standard grading plan and permit with the Department of Inspections Licenses and Permits for processing approval. Include the submitted exhibit as part of the application, and reference WP-19-101.
2. Please note this alternative compliance on all future plan submissions.

Our decision was made based on the following:

**Extraordinary Hardships or Practical Difficulties:** There are sidewalks currently along Phelps Luck Drive. There are no existing sidewalks on the south side of Route 108 west of Phelps Luck Drive. Therefore, there would be no opportunity to connect to an existing system. Further, State Highway Administration (SHA) and the County do not have capital plans to construct sidewalk and/or curb & gutter in the area. SHA prefers that safe connections are made for pedestrians to use the sidewalk on the north side of Route 108.

**Alternative Proposal:** Providing a fee-in-lieu will provide more benefit to the County than a small portion of sidewalk that will not be connected to any other sidewalk improvement in the foreseeable future.

**Not Detrimental to the Public Interest:** Providing safe access to the north side of Route 108 will provide a better community benefit for access to shopping and Howard High School.



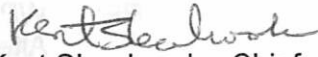
**Will Not Nullify the Intent or Purpose of the Regulations:** The proposed solution of a fee-in-lieu provides the greatest community benefit to fund projects that will have greater community impact and avoid construction of an isolated facility that will dead-end at the property line with no change for connectivity for the foreseeable future.

Indicate this alternative compliance petition file number, request, section of the regulations, action and date on all related plats, 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 or grading permit is being actively processed in accordance with the processing provisions of the Regulations.

**Please include a copy of this letter with your grading permit.**

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at [jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

S/JAM 

- cc: Research
- DED
- DILP
- SCD
- Zoning
- Bohler Engineering