



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

October 29, 2019

Magnolia Manor, LLC
3675 Park Avenue, Ste. 301
Ellicott City, MD 21043

RE: WP-20-032, Magnolia Manor (F-19-019)

Dear Sir or 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's 16.144(q) and 16.144(p) for this Final Subdivision Plan and Final Plat, subject to the following conditions:

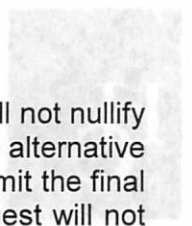
1. This Department will grant a 60 Day extension from the date of this alternative compliance approval (to on or before December 28, 2019) by which to complete the Developer's Agreements, pay all required fees, post all sureties and to submit final plat originals.
2. Compliance with all comments generated with the review of the S-17-002, P-17-004, WP-17-058, and WP18-085.
3. Add a general note on the final plat describing this alternative compliance and the conditions.

Are decision was based on the following:

Extraordinary Hardships or Practical Difficulties: Strict compliance with the Subdivision Regulations in this case will result in extraordinary hardship and practical difficulties for the present property owner if required to prepare and process a new subdivision plat. The final plan, F-19-019, received technically complete letter on June 10, 2019. There was a 3 week delay due to changes that had to be made to the road drawings requested by Bureau of Highways regarding the public/private storm drain easements, which resulted in a 3-week delay. If the extension of milestone dates was not granted the petitioner would be subject to extraordinary hardship. The project would lose its approval status, allocations and school status.

Alternative Proposal: The intent of the regulations will still be served through implementation of an alternative proposal and approval of the alternative compliance request(s) will not nullify the intent of the Regulations. The owner is not circumventing any of the regulations, but only requests an extension of time to allow the completion of the remaining financial obligations and the submittal of the final plat originals.

Not Detrimental to the Public Interest: The requested alternative compliance will not be detrimental to the interest of the public. This development has been reviewed by all County and State agencies and has received Technically Complete under F-19-019. Any further request to the deadline dates will require submission of a new alternative compliance application.



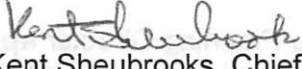
Will Not Nullify the Intent or Purpose of the Regulations: The Alternative Compliance, if approved will not nullify the intent and purpose of the Howard County Subdivision and Land Development Regulations as the alternative compliance will ensure sufficient time for the owner to complete the financial obligations and to submit the final plat original for signature and recordation. Therefore, approval of this alternative compliance request will not nullify the intent or Purpose of the Regulations which is to ensure that all development proposals follow uniform procedures and standards

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 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
Robert H. Vogel Engineering