



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

October 25, 2016

Howard County Department of Public Works
9250 Bendix Road – B1200
Columbia, MD 21045

RE: WP-17-022, Revitz Property, (SDP-16-036)
Whiskey Bottom Road Water Pumping Station,
Capital Project #W-8320

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 16.156(m)** of the Subdivision Regulations – within 180 days of approval of the site development plan; the developer shall submit the original mylar plans. If the original mylars are not submitted within 180 days of the approval of the site development plan, the approval will expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. Compliance with all SRC agency comments for the processing and approval of SDP-16-036.
2. On the site development plan, provide a brief description of alternative compliance WP-17-022 as a general note to include the request, section of the regulations, action and date.
3. The original mylars for Site Development Plan (SDP-16-036) must be submitted within 180 days from original date of August 15, 2016 on or before February 11, 2017.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – The extraordinary hardship or practical difficulty involved with this alternative compliance request would require the developer to submit a new site development plan. If the alternative compliance was not approved, the site development plan would be voided and a new site development plan would be required thus placing hardship on the applicant. Approval of the request will allow the applicant to submit the original mylars of the already established file history for the property under SDP-16-036.

Alternative Proposal – One alternative would be to void the site development plan if it was not submitted on time. However, this would create an extraordinary hardship as the plans would have to be resubmitted with new fees and re-circulated through the County for review even though the site plan has not been altered, thereby wasting County resources and creating an unnecessary additional expense for the applicant. The SDP has an established file history and has been through three previous review cycles.

Not Detrimental to the Public Interest — Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not impair the appropriate use or development of the surrounding properties.

Will not nullify the intent or purpose of the regulations – The granting of this alternative compliance will not nullify the intent of these regulations as the additional time requested is to complete the final items for the site development plan. Therefore, approval of this alternative compliance request will satisfy the Intent of the Regulations by permitting fairness and consistency in the application of the plan processing procedures.

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 until February 11, 2017 or as long as this site development plan remains in active processing.

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
DMW
SDP-16-036