



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 31, 2016

Greenebaum Enterprises
1829 Reisterstown Road, Suite 300
Baltimore, MD 21208

RE: **WP-17-025, Maple Lawn Farms (F-16-102)**

Dear Applicant:

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) General Procedures Regarding the Subdivision Process**.

Approval is subject to the following conditions:

1. Include the alternative compliance petition number, description, and decision on all associated and future submitted plans.
2. The developer must submit the revised ProjectDox plans within 45 days from the approval of the alternative compliance request, **on or before December 15, 2016**.
3. Compliance with all SRC agency comments generated with the review of final plan, F-16-102.

Our decision was made based on the following:

Self-Created Hardship:

The applicant would have experienced hardship and practical difficulty with the development of the property through strict compliance with the regulations. Reactivating F-16-102 would save the time and resources the petitioner has already spent in the plan preparation. A new final plan submission would cost additional resources and repeat the same work effort performed by the plan preparers and the county employees.

Implementation of Alternative Proposal:

The intent of the regulations is to keep the project submissions on a schedule for the timely and efficient submission of documents and information. A new final plan submission could be submitted to the County. The submission of a new plan would require a new review of the same proposed layout that has already been reviewed by County personnel. Alternatively final plan F-16-102 could be reactivated and the review of the submitted plans may continue, and keep the current F-16-102 plan associated with SDP-16-007 in processing for continuity of file records.

Detrimental to the Public Interests:

Allowing the Maple Lawn Farms Resubdivision Plat to continue processing would not be detrimental to the public interest as the plan extension would only allow the project to proceed forward with the original plat submission. The initial project plat and layout could continue to be reviewed while the associated Site Development Plan SDP-16-007 can continue to be processed.

Nullifies the Intent or Purpose of the Regulations:

The intent of the regulations is to keep the project submissions on a schedule for the timely and efficient submission of documents and information. Approval of this alternative compliance request would not have nullified the intent of the regulations as the plat can continue to move forward with its review.

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, or as long as this subdivision remains in active processing.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
GLW
F-16-102