



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

January 10, 2017

Jacob Antwerpen
12420 Auto Drive
Clarksville, MD 21029
Contact: Andy Freeman

RE: WP-17-047: Antwerpen Properties
(F-16-078 & SDP-16-021)

Dear Mr. Freeman:

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 alternative compliance request to the following sections of the Subdivision and Land Development Regulations:

1. **Sections 16.144(p),(q)&(r)(5)** – Extend the deadline dates to complete the public easement documents and submit the plat originals, and;
2. **Section 16.156(l)&(m)** – Extend the deadline date to complete the Developer's Agreements and payment of fees, and submit the site development plan (SDP) originals.

Approval is subject to the following conditions:

1. The deadline date to complete the public easement documents and submit the plat (F-16-078) is hereby extended for additional 120-days from the date of this letter (**on or before May 10, 2017**).
2. The deadline date to post all monies and/or file appropriate surety for the required developer's agreements and submit the site development plan (SDP-16-021) to the Department of Planning and Zoning is hereby extended for an additional 120-days from the date of this letter (**on or before May 10, 2017**).
3. If the above deadline dates are not met, the plat and/or SDP will become null and void and all previous approvals will be rescinded.
4. The plat and SDP shall address all comments generated with the review of F-16-078 and SDP-16-021.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The owner/developer has recently provided Real Estates Services Division the requested information and is currently waiting for the prepared documents to be completed and executed. The extension is requested to assure that the remaining tasks can be completed within a specific time period. The applicant would endure a financial hardship if this plat and plan were voided.

Alternative Proposal Will Serve the Regulations to a Greater Extent

Allowing additional time for the applicant to complete the Developer's Agreements and submit the plat and SDP originals will serve the intent of the regulations to a greater extent. The plat and SDP has already been

reviewed and approved by the Subdivision Review Committee for compliance with all applicable regulations. Submission of the same plat and plan under a new project file would be redundant.

Not Detrimental to the Public Interest

Approval of this alternative compliance request will not have a detrimental effect on the public interests, alter the essential character of the neighborhood or impair the development of the surrounding properties as the property has been designed and reviewed in accordance with the County Code.

Will not Nullify the Intent or Purpose of the Regulations

The granting of the alternative compliance request would not compromise the intent of the Regulations. This petition does not request relaxation of any development requirements. The alternative compliance request is to allow additional time to pay all fees and post all financial obligations and submit the final plat original and SDP original for final DPZ approval.

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 Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb

cc: Research
DED
Real Estate Services
SDP-16-021 (PDox WP folder)
F-16-078 (PDox WP folder)
Robert H. Vogel Engineering, Inc.