



Howard County Department Of Planning And Zoning

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

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January 10, 2017

Maple Lawn Partners, LLC
attn: William Dodd
2661 Riva Road, Suite 220
Annapolis MD 21401-7364

RE: WP-17-053 Maple Lawn South, Phase 1, Sect. 1 (F-16-021)

Dear Mr. Dodd:

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 to the following two sections of the Subdivision and Land Development Regulations:

Section 16.144 (p) of the Amended Fifth Edition – Within 120 days of receiving approval of the final plan the developer shall: (1) Pay all required fees to the County; and (2) if subject to a developer agreement or major facility agreement, shall post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements.

Section 16.144 (q) of the Amended Fifth Edition – Within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following four (4) conditions:

- 1) The DPW developer agreement process must be completed within 60 days from this alternative compliance approval (on or before March 11, 2017).
- 2) The final plat originals must be submitted within 60 days from February 7, 2017 (on or before April 8, 2017).
- 3) Prior to the recordation of the plat, the Health Department is requiring that the existing well be abandoned and sealed by a licensed well driller. In addition, the existing septic system must be pumped dry and property abandoned.
- 4) Provide as a general note, on F-16-021, this alternative compliance petition request, approval date, and conditions of approval.

Justification for ApprovalHardship:

The petitioner has provided justification stating that additional time is necessary to provide the necessary information to complete the DPW developer agreement process. The petitioner stated that not all of the required information was submitted in a timely manner to fully satisfy the DPW developer agreement for this subdivision.

Not detrimental to public interest:

Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. By granting the petitioner additional time, the DPW developer agreement process can be satisfied and plat originals submitted for final approval/signatures.

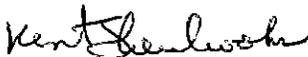
Not nullify the intent or purpose of the regulations:

Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. This phase of the subdivision has been determined to be technically complete by the Subdivision Review Committee and the project has met the requirements/conditions for DPW development agreement proceedings and, subsequently, plat signature approval.

This alternative compliance approval will remain valid for those time periods stated above under the conditions of approvals.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

File: F-16-021

DPW – Real Estate Services

Vogel Engineering