



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

May 30, 2018

Magnolia Manor, LLC
Attn: Michael Pfau
3675 Park Avenue
Ellicott City, MD 21043

RE: WP-17-067, Falcon Crest
(Alternative Compliance Reconsideration)

Dear Mr. Pfau:

The Director of the Department of Planning and Zoning reconsidered 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 16.134(c)(1)**.

Approval is subject to the following conditions:

Compliance with previous approval condition numbers 1, 2, 3, 4, 5, & 6 in the DPZ letter dated February 28, 2018.

Our decision was made based on the following:

Alternative Proposal – Requiring road and sidewalk improvements would also require the removal of existing trees along Superior Avenue. Property owners fronting Superior Avenue where the existing trees are located have requested that the trees remain as an alternative to providing road and sidewalk improvements.

Not Detrimental to the Public Interest – The public interest is best served by preserving the existing trees along Superior Avenue since the property owners along Superior Avenue have requested that the trees remain.

Will not Nullify the Intent or Purpose of the Regulations – Not requiring road improvements or sidewalks along Old Scaggsville Road and Superior Avenue will not nullify the Intent or Purpose of the Regulations since the Petitioner is proposing preservation of existing trees along Superior Avenue which is more beneficial to the public.

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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

This alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development or grading permit is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at jehartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JH

cc: Research
DED
Real Estate Services
Robert H. Vogel Engineering, Inc.