



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

February 28, 2017

Allan Amira
10820 Green Mountain Circle
Columbia, MD 21044

RE: WP-17-073 (Owen Brown Woods, Lot 51)

To Whom It May Concern:

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(o)(1)(i)**, which requires that within 1 year of signature approval of a site development plan original, the developer shall apply to the Department of Inspections, Licensing, and Permits for building permits to initiate construction on the site. The applicant requested to reactivate SDP-88-120 to allow for submission of a redline revision to make plan changes and file for a building permit.

Approval is subject to the following conditions:

1. The developer must submit for a building permit application in association with SDP-88-120, for Lot 51, within 1 year of the date of the alternative compliance request approval (**on or before February 28, 2018**).
2. The applicant shall submit the most recent redline plan of SDP-88-120 to the Department of Planning and Zoning within 30 days of the alternative compliance approval (**on or before March 28, 2017**). The most recent redline will serve as the exhibit to WP-17-073.
3. The new construction must comply with the current building code requirements including sprinklers in compliance with the comments dated 2/27/17 from the Department of Inspection, Licensing, and Permits.
4. Compliance with the DED comment on the attached memo dated February 17, 2017.
5. Compliance with the "R-20" zoning setback requirements.

The Planning Director's decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result if the Alternative Compliance Petition was denied and the applicant was required to process a new site development plan for the last remaining lot in this subdivision. Requiring the petitioner to go through the plan review process again for the review of one proposed dwelling would cause an unnecessary time delay. Also, requiring the compliance with new regulations would possibly create undesirable effects like contrasting building restriction lines, making the overall placement of the new dwelling to appear disjointed to neighboring structures, potentially ruining the aesthetic and market value of these dwellings.

Not Detrimental to the Public Interest and Will not Nullify the Intent or Purpose of the Regulations:

Granting the requested extension would not be detrimental to public interest. The placement of the proposed structure will be in conformity with the surrounding existing structures based on the site plan and will be compatible with the existing neighborhood and will consist of a similar detached family home.

This alternative compliance request will not nullify the Intent or Purpose of the Regulations since the site development plan will be brought into compliance with County regulations and standards through the redline revision process. A redline to the SDP shall be required prior to obtaining any building permits.

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 Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

Attachment
KS/JS

cc: Research
DED
Real Estate Services