



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

March 9, 2017

Regina R. Smutz
799 Driver Road
Marriottsville, MD 21104

RE: WP-17-078 Piney Run Overlook

Dear Ms. Smutz:

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(q)**, which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning & Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. The submission of final plat originals associated with F-16-092 (Piney Run Overlook) must be submitted to the Department of Planning & Zoning within six-months of the date of this alternative compliance approval (on or before September 9, 2017).
2. Include a General Note on sheet 1 of all related plans referencing this alternative compliance file number, request, section of the regulations and approval date of the six-month extension to submit final plat originals.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Voiding F-16-092 would require the owner to process a new final plan which would result in unnecessary effort, cost and time. This would create a hardship for the applicant since the plan has already been reviewed and approved. The costs and time associated with submitting a new plan would not be beneficial to the subdivision.

Not Detrimental to the Public Interest

The project has been approved and meets all necessary regulations. Granting this alternative compliance request will not be detrimental to the public interest. It will better serve the public interest by eliminating unnecessary duplicate review by DPZ and other Subdivision Review Committee staff. There have been no substantial changes to the regulations or other requirements since approval of the final plan.


Will Not Nullify the Intent or Purpose of the Regulations

The intent of the regulation is to provide timely processing of development plans and a predictable development process in Howard County. Extending the deadline to submit plat originals will not nullify the purpose of the regulations since there have been no substantial changes since the plan was reviewed and approved.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, 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 Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

cc: Research
DED
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MBA