



# 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

April 11, 2017

Mr. Donald Ferron  
5864 Deer Ridge Lane  
Elkridge, MD 21075

Dear Mr. Ferron:

RE: WP-17-100, Ferron Property (F-16-085)

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(p) which requires the posting of financial obligations and payment of fees within 120 days of approval; and from Section 16.144(q) which requires the submission of the original mylars within 180-days of approval.

Approval is subject to the following conditions:

1. The developer's agreement and payment of fees must be completed on or before (90-days from the approval of this letter) on or before July 10, 2017.
2. The original final plat must be submitted for signature approval and recordation on or before (90-days from the approval date of this letter) on or before July 10, 2017.
3. On the final plan (F-16-085) and all subsequent plans and/or plats, provide a brief description of alternative compliance, WP-17-100, as a general note to include requests, sections of the regulations, action and date.

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** - The extraordinary hardship or practical difficulty involved with this alternative compliance request would require the developer to submit a new final plan which would not provide a different design, but would allow the developer additional time to secure the funding needed for the developer's agreement.

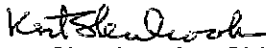
**Not Detrimental to the Public Interest** - Approval of the alternative compliance request will not alter the essential character of the neighborhood since the design of the subdivision will not change. The extension of time will allow the property owner additional time to secure the funding required to fulfill the developer's agreement and complete the recordation process.

**Will Not Nullify the Intent or Purpose of the Regulations** - Approval of this alternative compliance request will not nullify the intent or purpose of the Regulations. The granting of the requested 90-day extension of time will allow the property owner to continue with the subdivision process instead of requiring the submission of a new final plan. The extension of time is needed so that the owner is able to fulfill the financial obligations of the developer's agreement. If the alternative compliance request is denied, the property owner would have to submit a new final plan.

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 Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/bl

cc: Research  
DED  
Real Estate Services  
F-16-085  
Vogel Engineering, Inc.