



Howard County Department Of Planning And Zoning

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Valdis Lazdins, Director

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FAX 410-313-3467

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December 22, 2017

Maple Lawn Partners, LLC
attn: W. Dodd
2661 Riva Road, #220
Annapolis MD 21401

RE: WP-18-059 Maple Lawn South, Phase 1, Sect. 2 (F-16-072)

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 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. The petitioner is requesting a 60-day extension to complete the development agreement process.

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. The petitioner is requesting a 90-day extension to submit the final plat originals.

Approval is subject to the following three (3) conditions:

- 1) The DPW developer agreement process must be completed within 60 days from this alternative compliance approval (**on or before February 20, 2018**).
- 2) The final plat originals must be submitted within 90 days from this alternative compliance approval (**on or before March 22, 2018**).
- 3) Provide as a general note, on F-16-072, this alternative compliance petition request, approval date, and conditions of approval.

The decision of this alternative compliance petition is based on the following justification:

Hardship:

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 due to several technical issues concerning the title report, there has been a delay in completing the developer agreement process and the submittal of the plat originals.

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.

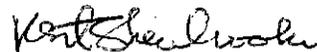
Not nullify the intent or purpose of the regulations:

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.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on the final plat (F-16-072). **This requested waiver will remain valid for the time period specified in the conditions of approval (stated above).**

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
Real Estate Services
File: F-16-072
Vogel Engineering