



# 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

January 17, 2018

Harmony Builders, Inc.  
Attn: Scott Godstrey  
4228 Columbia Road  
Ellicott City, MD 21042

RE: WP-18-063 Robert's Crossing,  
Lots 1-15 and Open Space Lots 16 & 17  
Alternative Compliance Approval

Dear Sir or Madam:

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 alternative compliance request for **Section 16.144(q)**. However, the approval will only allow an additional 90 days submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. The developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation as indicated within the DPZ technically complete letter dated October 5, 2017, within 90 days of the previous deadline date of March 19, 2018 (or until June 17, 2018).

Our decision was made based on the following:

**Extraordinary Hardship or Practical Difficulty** – Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new final plan and pay all the associated fees since the Developer's Agreements were delayed in the Real Estate Services Division.

**Alternative Proposal** – The only alternative for not granting the requested deadline extensions is to require the submission of a new final plan for this project. Because the project already went through the entire final subdivision plan review cycle, received a "technically complete" designation, and has an established file history, the alternative for requiring a new final plan is not recommended by this Division.

**Not Detrimental to the Public Interest** – The alternative compliance request will not be detrimental to the public interest since final subdivision plans have already been processed and approved for this project. The requested deadline extension will not have any adverse effect on the surrounding properties and the community where the property is located. In fact, an extension would allow the developer time to execute the necessary Developer's Agreements for the project. Therefore, approval of this alternative compliance petition would not be detrimental to the public interest.

**Will not Nullify the Intent or Purpose of the Regulations** – Final subdivision plans have already been processed and approved for this project. Since there have been no significant policy or regulation changes since the approval of the final plan, the approval of this requested extension would not nullify the intent or purpose of the regulations. Additionally, approval of this alternative compliance request will satisfy the intent of the Regulations by permitting fairness and consistency in the application of plan processing procedures.

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 or as long as the subdivision plan remains in active processing.

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

Sincerely,

*K. Maenherdt for KS*  
Kent Sheubrooks, Chief  
Division of Land Development

KS/JH

cc: Research  
DED  
Mildenberg, Boender & Associates  
DPZ File #'s WP-18-063 & F-17-098