



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 28, 2018

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

Dear Mr. Ferron:

RE: WP-18-087, 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(q)** which requires the submission of the original mylars within 180-days of approval, and **Section 16.144(r)(6)** which voids the final plat if the plans are not submitted within 180 days of the final plan approval.

Approval is subject to the following conditions:

1. The red-line to the supplemental plan must be completed on or before April 30, 2018.
2. A general note should be added on both the supplemental plan and the final plat that explains the reason for the change in the access, and that Non-Buildable Bulk Parcel A and the 50' use-in-common access easement area may be converted to a public road upon the resubdivision of Lot 4, or if a public road is not built for a resubdivision of Lot 4 that the minimum pipestem frontage strips be created at that time for Ferron Property Lots 5, 6 and 7 onto Ruxton Drive.
3. The original final plat must be submitted for signature approval and recordation on or before June 7, 2018.
4. On the final plan (F-16-085) and all subsequent plans and/or plats, provide a brief description of alternative compliance, WP-18-087, 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 submit the mylars. The developer attributes the delay in meeting the deadline to difficulties in obtaining the required sureties for the developer's agreement.

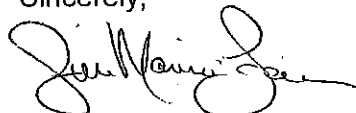
Not Detrimental to the Public Interest - Approval of the alternative compliance request will not alter the essential character of the neighborhood since the design of the subdivision will not change. The extension of time will allow the property owner additional time to submit the mylars for recordation. The developers indicated that he had problems securing the funding required to fulfill the developer's agreement requirements.

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 6- month extension to the November 7, 2017 deadline date 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 for the developer to submit the mylars for recordation.

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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



For Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
Vogel & Timmons Engineering
F-16-085