



# 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 10, 2018

Land Design and Development  
Attn: Mr. Don Reuwer  
8318 Forrest Street, Suite 200  
Ellicott City, MD 21043

RE: WP-18-088 – 8307 Main Street

Dear Mr. Reuwer:

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 16.102 & Section 16.147** which state that all divisions of land shall be in compliance with the Subdivision Regulations requiring a final subdivision plat.

**Approval is subject to the following conditions:**

1. Through the adjoinder deed process, the stated six (6) parcels shall be reconfigured as shown on the exhibit submitted with WP-18-088; no new lots or parcels are to be created or endorsed under this request.
2. The applicant must record the new deed of reconfiguration in the Land Records Office of Howard County, MD within 90 days of the date of alternative compliance approval (**on or before June 9, 2018**). A copy of the executed deeds of reconfiguration shall be submitted to the Department of Planning and Zoning for file retention purposes within 30 days of deed recording.
3. The new deeds of adjoinder or consolidation shall make reference to this alternative compliance petition file number (WP-18-088) and all conditions of approval.
4. Metes, bounds, bearings and distance information must be provided for all lot lines for each parcel on the new adjoinder and consolidation deeds when recorded.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

Requiring a subdivision plat would create an extraordinary hardship for the applicant. No new buildings or buildable lots are proposed under this request. The applicant intends to reconfigure the six (6) existing parcels into three (3) parcels, so that the three (3) existing structures are each on separate parcels. Requiring a subdivision plat to reconfigure and consolidate the existing parcels would require an undue amount of time for preparation, processing and review. A subdivision plat would serve no real purpose except to show the relocation of lot lines, which can be accomplished by the filing of new deeds in the Land Records Office.

**Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:**

Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. The recording of adjoinder deeds to reconfigure the existing parcels will not alter the essential character of the neighborhood or have any effect on the surrounding properties. No new buildings or buildable lots would be created under this request, and no environmental features would be affected. The existing structures will be brought into compliance with the Howard County Code as each structure is separately sited on a parcel. The alternative compliance exhibit and the recorded adjoinder deeds and exhibits will represent a suitable substitute for a subdivision plat involving the reconfiguration and consolidation of the existing parcels.

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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JS

cc: Research  
DED  
Real Estate Services  
FCC  
File