



**Howard County Department Of Planning And Zoning**  
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Valdis Lazdins, Director

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May 24, 2018

Louis Mangione  
1205 York Road, Penthouse  
Lutherville MD 21093

RE: **WP-18-120 Ravenwood at Turf Valley (F-18-027)**

Dear Mr. Mangione:

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(o)** of the Amended Fifth Edition - Within 60 days of receiving approval of the final plan the developer shall submit the final construction drawing originals to the Department of Planning and Zoning for signature.

**Section 16.144(p)** of the Amended Fifth Edition - Within 120 days of receiving approval of the final plan the developer shall pay all required fees and if subject to a developer agreement, shall post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements.

**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.

**Approval is subject** to the following two (2) conditions:

- 1) The technically complete status for final plan, F-18-027 is hereby extended and the plan processing deadline dates are extended accordingly:
  - Submission of the final plan road construction drawing originals for F-18-027 shall be submitted to DPZ for processing to begin 60 days after the final plat original submission deadline date of October 16, 2018 for F-17-095 or by **December 15, 2018**.
  - The developer shall pay all required financial obligations (fees and sureties) and initiate the developer agreement document preparation process within 120 days of October 16, 2018 or by **February 13, 2019**.
  - The developer shall submit the final plat originals for F-18-027 within 180 days of October 16, 2018 or by **April 14, 2019**.

- 2) Provide as a general note on final plat F-18-027 to include this alternative compliance petition file number, request, approval date, and conditions of approval.

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

Hardship:

The petitioner is seeking a 60-day extension to submit the road construction plans, complete the developer agreement and payment of fees/sureties and to submit the final plat originals for final plan F-18-027, following the recordation of subdivision plat F-17-095 – a plat that must be recorded prior to final plan F-18-027. Because final plan F-18-027 received a technical complete nearly a month prior (March 29, 2018) to final plan F-17-095 receiving a technical complete (April 19, 2018), it created an undue hardship in terms of the timing of satisfying the submittal milestones for the developer agreement, payment of fees and the final plat and road constructions plans. The petitioner has stated that this timing conflict could potentially force the technical complete status of F-18-027 to become void if its milestone dates are not met.

Alternative proposal:

The only other alternative to this proposal is the risk of final plan F-18-027 becoming voided by failing to meet the milestone date. The voidance of this plan will require the petitioner (developer) to refile a new final plan application and/or request to reactivate a voided plan by the filing of a new alternative compliance petition.

Not detrimental to public interest:

By granting this alternative compliance petition, it 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, because the final plat is approved without any further plan review comments or outstanding subdivision issues to resolve.

Not nullify the intent or purpose of the regulations:

The approval of this alternative compliance request will not nullify the intent of the Regulations which requires the developer to meet milestone dates for the submittal and completion of plans and the payments of fees. Since the filing of this petition, there has not been changes to the subject plat or road drawings, and both plans remain in compliance with all regulations. By approving the 60-day extension, this plat, road construction drawings and the developer agreements shall all fall in proper sequence and timing with following the recordation of final plan, F-17-095.

**\* This alternative compliance petition 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