



Howard County Department Of Planning And Zoning
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Valdis Lazdins, Director

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July 26, 2018

Maple Lawn Partners
attn: William Dodd
2661 Riva Road, Suite 220
Annapolis MD 21401

RE: WP-19-002 Eugene Avenue Sewer Pumping Station (SDP-17-005)

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 section of the Subdivision and Land Development Regulations:

Section 16.156(m) of the Amended Fifth Edition – Within 180 days of approval of the site development plan, the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board.

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

- 1) The approval of SDP-17-005 is hereby reactivated and extended for 9 months from the date of this Alternative Compliance approval letter to submit the SDP originals for signatures (**on or before April 26, 2019**).
- 2) Include this alternative compliance petition decision as a general note on SDP-17-005. This note shall include the alternative compliance petition file number, the regulatory section requested, the decision of request, date and the conditions of approval.

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

The purpose of this alternative compliance petition is to reactivate an expired SDP and to grant the petitioner a 9-month period to submit the plan originals to DPZ for signatures. The petitioner has stated that there have been extensive reviews between the private pump station consultant and the Department of Public Works, which resulted in delays of plan approval.

Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not impair the use or development of the surrounding residential properties. The sewer pumping station has met the technical site development plan requirements and is an essential component for the development of this residential development.

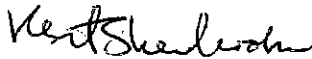
Approval of this alternative compliance request will not nullify the intent or purpose of the regulations since this project has met the technical requirements for site development approval. The petitioner is requesting to reactivate an expired SDP for the purpose to submit the plan originals for signatures. The DPW Developer Agreement for the Maple Lawn South project and the pumping station was fully executed on April 2, 2018.

No SRC agency opposed the approval of this alternative compliance petition.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on SDP-17-005. **This requested alternative compliance will remain valid for the time period stated in the conditions of approval.**

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
DED
File: SDP-17-005
Vogel + Timmons