



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

August 29, 2018

P64&P70-NS LLC / P64&P70-BAS LLC
4401 Brookville Road
Brookville, MD 20833

RE: WP-19-008 Stabler Property
Approved

Dear Sirs and Madames:

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 16.128** – Pre-Submission Community meeting requirement.

Approval is subject to the following conditions:

1. Indicate this Alternate Compliance file number (WP-19-008), on sheet 1 of final plan (F-18-008) and the final plan for the Stabler Property (file number to be determined), including section numbers, conditions of approval and date of decision.
2. Add a purpose statement to the Stabler Property final plan: "The purpose of this Plat is to create the new building lot and then immediately vacate this lot and transfer the lot right to Patrick Family, F-18-085".

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The Patrick family Final Plat, F-18-085 is currently in the review process and to proceed with that plat processing in a timely manner, this created/vacated lot on Stabler Property is required by the county Office of Law and the Agriculture Preservation Program. It is desired to enter the review process in a timely manner to avoid delay creating the four lots that are under review by the County.

Alternative Proposal:

The alternative is to require a public meeting. However, such a meeting would be a waste of the public's time since no new home will be built and the lot will be vacated immediately. The farm will remain unchanged.

Not Detrimental to the Public Interest:

The purpose of a public meeting is to make the public aware of new development. A public meeting was held for the Patrick Family Final Plan, F-18-085 on July 20, 2017. The public is aware of the four lots that are proposed and under County review. The creation and vacation of this lot without a public meeting is not detrimental to the public since no new building will occur and they are aware of the four lots proposed on the neighboring property.

Will not nullify the intent or purpose of the regulations:

Since the intent of the regulations to make the public aware of new building and development has been met with the pre-submission community meeting for F-18-085, allowing this final plan to proceed without a meeting will not nullify the intent of the regulations.

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 Donna Despres at (410) 313-3429 or email at ddespres@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



KS/JM/DD

cc: Research
DED
Real Estate Services
VanMar Associates