



# 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

September 26, 2018

Mid-Atlantic Land Development Company  
Mr. James Greenfield  
6420 Autumn Sky Way  
Columbia, MD 21044

RE: WP-19-018, Hollifield Estates, Lots 2-25  
SDP-13-017

Dear Mr. Greenfield:

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 16.156(o)(2)**, subject to the following conditions:

1. SDP-13-017 is hereby reactivated. The applicant shall apply for a building permit for the single family detached unit to initiate construction on site by the new extended permit deadline date within 90 days from the date of the Alternative Compliance approval letter (on or before December 25, 2018).
2. The next time a Red-Line Revision change is made for SDP-13-017 for processing, a general note on sheet 1 referencing this alternative compliance petition file number, request, section of the regulations and approval date of the one year extension to apply for building permits.
3. Comply with the attached DED comments.

#### Extraordinary Hardships or Practical Difficulties:

The applicant has been actively processing building permits for the 24 single family homes. Lot 24 remains vacant within the community. The applicant had previously prepared a red-line revision to the home shown on Lot 24, and this revision was approved and the original SDP drawings were revised. However, the prospective home buyer ended their negotiations and Lot 24 was placed back on the market. Lot 24 has been purchased on July 20, 2018 and is now proceeding towards building permit application which will require the applicant to prepare and process a new site development plan. If a new site development plan is required this would cause financial hardship and time delay to build a home on the only remaining lot on SDAP-13-017.

#### Alternative Proposal

If this alternative compliance is not approved, a new Site Development Plan is required. The new SDP would virtually be a copy of the previous plan and would require another substantial review. Since the plans have already received a thorough review the resubmittal would place a burden on the Howard County Department of Planning and Zoning as well as the developer. The applicant has already installed all roadway improvements,

stormwater management, water and sewer and drainage infrastructure to facilitate the construction of the remaining home construction on Lot 24.

Not Detrimental to the Public Interest

Approval of this alternative compliance request will reactivate the SDP and allow the project to move forward. Only 1 lot remains to be constructed within the boundaries of the approved site development plan, SDP-13-017. Reinstating the site development plan to an active status will allow the community to attain the overall development intent envisioned by the approval of the Hollifield Hills Community.

Will not nullify the intent or purpose of the regulations

Approval of this alternative compliance request will not nullify the intent of the regulations and allow the SDP to be reactivated. The intent of the regulations will be met thorough the continued progress of the project toward a complete and integrated development.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at [jwellen@howardcountymd.gov](mailto:jwellen@howardcountymd.gov).

Sincerely,

*J. Maenka for KS*

Kent Sheubrooks, Chief  
Division of Land Development

attachment

KS/jw  
cc: Research  
DED

Real Estate Services  
Annette Merson, DPS&ZA