



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

November 28, 2018

Mr. Morgan Adams
15015 Kenwood Court
Woodbine, MD 21797

Dear Mr. Adams:

RE: WP-19-040, Millers Mill Property
(F-18-075 and SDP-18-052)

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 16.144(p) which requires the payment of fees, posting of surety and completion of the developer's agreement.

Approval is subject to the following conditions:

1. The payment of fees, posting of surety and completion of the developer's agreement must be completed on or before December 17, 2018.
2. On the final plan (F-18-075 and SDP-18-052) and all subsequent plans and/or plats, provide a brief description of alternative compliance, WP-19-040, as a general note to include requests, sections of the regulations, action and date.

JUSTIFICATION FOR RECOMMENDATION:

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The extraordinary hardship or practical difficulty involved with this alternative compliance request would require the developer to submit a new final plan which would not provide a different design. The area designed as a sending preservation easement and forest conservation easement would not change, but the extension of time would allow the developer additional time to pay fees, post surety and complete the developer's agreement.

Not Detrimental to the Public Interest - Approval of the alternative compliance request will not alter the essential character of the neighborhood since the area of the sending preservation easement and forest conservation easement will not change. The extension of time will allow the property owner additional time to pay fees and complete the developer's agreement.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this alternative compliance request will not nullify the intent or purpose of the Regulations. The granting of the requested 45-day extension to the November 2, 2018 deadline date will allow the property owner to continue with the plat process instead of requiring the submission of a new final plan. The extension of time is needed for the developer to complete the developer's agreement.

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 Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

- cc: Research
- DED
- Real Estate Services
- Sill Engineering
- F-18-075
- SDP-18-052