



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

December 14, 2018

Cynthia Lynch
Howard County Housing Commission
9770 Patuxent Woods Drive, Suite 100
Columbia, MD 21046

RE: WP-19-044 Greenwood Village

Dear Ms. Lynch:

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(g)**.

Approval is subject to the following conditions:

1. A final plan must be submitted for all development approved on S-17-005 within 4 months from the date of the approval letter for the Phase 1 preliminary plan (P-18-003) (**on or before February 3, 2019**). If the final plan is not received by this date, your plan approval will become null and void and your project will lose its tentative housing unit allocations in accordance with Section 16.144(r) of the Howard County Subdivision and Land Development Regulations.
2. A phasing schedule must be provided on the final plan for this project. The plat should indicate that Phase 1 will include 4 units and Phase 2 will include the remaining units.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The Preliminary Plan for Phase 1 of the Greenwood Village development included all infrastructure to accommodate the lots in Phase 2. There is no additional infrastructure proposed under Phase 2. It would be a hardship for the Housing Commission to process a preliminary plan only for the Phase 2 residential lots since the lots and all required details will be shown on the Final Road Construction Plans, Final Water & Sewer Plans and Final Plats for Phases 1 & 2.

Not Detrimental to the Public Interest:

Approval of this Alternative Compliance request will not be detrimental to the public interest. The required infrastructure for Phase 2 has already been approved under the Phase 1 preliminary plan. The Phase 2 lots and all required details will be shown on the Final Plans for Phases 1 & 2. The processing of a preliminary plan for the Phase 2 lots only would require additional review time and would not benefit the public or the petitioner. Combining Phases 1 & 2 will result in better coordination of the lot geometry grading and other requirements.

Will Not Nullify the Intent or Purpose of the Regulations:

Approval of this request will not nullify the intent or purpose of the regulations. All infrastructure and technical requirements have been reviewed with Phase 1. The County review staff will have the opportunity to review all required details for the Phase 2 lots with the Final Plans.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related final plans and site development plans. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb
cc: Research
DED
Real Estate Services
Vogel Engineering + Timmons