



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

December 14, 2018

Cynthia Jett
484 Calhoun Road
Everett, PA 15537

RE: WP-19-046, Jett Property

Dear Ms. Jett:

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) and 16.147(e)** subject to the following conditions:

1. The payment of fees, posting of surety and completion of developer's agreements must be completed on or before January 23, 2019. Please be advised that DPW, Real Estate Services requires a minimum of 3 weeks to execute the agreements prior to the submission of the final plat original.
2. Include the alternative compliance request number, description, and decision on all associated plans, plats, and any future site plans.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties Extraordinary Hardships or Practical Difficulties involved with this project would accrue if the developer were made to submit a new final plan which would not provide any new information that has not already been submitted. The Developer provided adequate time to the title company to prepare necessary paperwork for the property but title report was not provided until November 17, 2018 by email and the mailed copy was not received by Real Estate Services until November 21, 2018. This did not allow enough time for the developer's agreement documents to be prepared. Since this is only an extension of deadline for payments and financial obligations it does not create any Extraordinary Hardship or Practical Difficulties.

Alternative Proposal: There will be no change to the processing of this plat original. The extension is only for the developer agreement to be completed by the deadline date to submit the plat originals. The developer's agreement information has been submitted but adequate time for the documents to be prepared by Real Estate Services has not been provided. The deadline for filing the original plat is unaffected by this request.

Not Detrimental to the Public Interest: Approval of this alternative compliance will not be detrimental to the public interest since all the same requirements of the subdivision process will not be affected when the deadline for submission of the plat originals is due.

Will not nullify the intent or purpose of the regulations: Approval of this alternative compliance request will not nullify the intent of the Regulations because the subdivision will still be in compliance with both current Subdivision and Land Development and Zoning 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 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.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
FCC