



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

January 15, 2019

Estates at River Hill, LLC
attn: Michael Pfau
3675 Park Avenue, Suite 301
Ellicott City MD 21043

RE: **WP-19-061 The Estates at River Hill**, Lots 1-15, Buildable Preservation Parcel A and Non-Buildable Preservation Parcels B-H (F-18-064)

Dear Mr. Pfau:

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 **Sections 16.144(p) and 16.144(q)**.

Approval is subject to the following conditions:

- 1) The DPW developer agreement process must be completed within 60 days from this alternative compliance approval letter (on or before **March 16, 2019**).
- 2) The final plat originals must be submitted within 60 days from the previous deadline date of March 3, 2019 (on or before **May 2, 2019**).
- 3) Provide as a general note, on plat F-18-064, this alternative compliance petition request, approval date, and conditions of approval.

Our decision was made based on the following:

Hardship:

The petitioner has provided justification stating that additional time is necessary to provide the necessary information to complete the DPW developer agreement process. The petitioner stated that the subject parcel (Parcel 389) was purchased by the developer on December 18, 2018 and that a new title report must be provided to DPW Real Estates Services to complete the necessary documents and, due to the intervening holidays, the petitioner is requesting additional time to complete this process. Consequently, the final plat will require an additional 60 days to be completed for submittal.

Not detrimental to public interest:

Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. By granting the petitioner additional time, the DPW developer agreement process can be satisfied and plat originals submitted for final approval/signatures.

Not nullify the intent or purpose of the regulations:

Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. This phase of the subdivision has been determined to be technically complete by the Subdivision Review Committee and the project has met the requirements/conditions for DPW development agreement proceedings and, subsequently, plat signature approval.

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

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: **Research**
DED
Real Estate Service
Vogel+Timmons