



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

March 7, 2019

Hasu Patel
6908 Montgomery Road
Elkridge, MD 21075

RE: WP-19-071, Montgomery Patel Property
(F-19-005)

Dear Applicant:

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(d)(2) General procedures regarding the subdivision process.**

Approval is subject to the following conditions:

1. Compliance with all SRC agency comments on the submitted Final Plat F-19-005.
2. The resubmission date for F-19-005 is 45 days from the date of this letter (**On or before April 21, 2019**).
3. Add the alternative compliance request file number WP-19-071 to general note number 3 of the submitted F-19-005 Supplemental Plans.
4. Include the alternative compliance request number, description, and decision on all associated plans and final plats.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The applicant would have experienced extraordinary hardship and practical difficulties with strict compliance with the regulations. Additional time was required in order to perform soil borings, traffic impact study, noise study, and acquire technical approvals through the County's Bureau of Engineering regarding public water and sewer. Comments generated by the SRC committee with the first submission of the final plans required studies by a specialized engineering firm which has been retained. The required studies and plan revisions are currently in process. The requested revisions and work to be performed cannot be completed in order to resubmit the plans within the time limit imposed by strict adherence to the Regulations.

Alternative Proposal:

Alternatively, allowing this alternative compliance request will grant the time required to retain additional professional service, incorporate the results into the proposed plans and resubmit with the required supporting

documents. The revised plans and reports could then be reviewed by County staff for compliance with the regulations.

Not Detrimental to the Public Interest:

Approval of this alternative compliance request will not be detrimental to the public interest. Additional time to complete the required studies and incorporate the information into the proposed plans will bring the design into compliance with the Regulations per SRC requirements.

Will not nullify the intent or purpose of the regulations:

The intent and purpose of the Regulations is to promote a timely and consistent review process. The additional time requested will allow for the completion of the required additional information and documentation in order for County requirements to be fully addressed. The project will be brought closer to compliance with the Regulations with the required study and report.

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 Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
Nandlal Gevaria