



# 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

February 28, 2019

Washington SSJ Investment Holdings  
5435 Harris Farm Lane  
Clarksville, MD 21029

Design Studio 45 LLC  
2022 Wallace Avenue  
Silver Spring, MD 20902

RE: WP-19-073 Hurricane Hill

Dear Sir/Madam:

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 **Section 16.144(q)**.

Approval is subject to the following conditions:

1. F-18-013 is hereby reactivated. The payment of fees, posting of surety and completion of developer's agreements associated with F-18-013 must be completed within 120 days (on or before June 28, 2019).
2. The F-18-013 final plat must be submitted to the Department of Planning and Zoning for signature and recordation within 180 days (on or before August 27, 2019).
3. Include the alternative compliance file number, description and decision as a general note on the F-18-013 plat and all subsequent site plans and/or plats.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The property owner is currently working to complete the developer's agreements. The owner is not a developer and spends significant time outside of the country. If this request were denied, the owner would need to submit a new subdivision application and plans. The owner has invested significant time and money in preparation and processing of the current plans. This has included surveys, title research, percolation testing, engineering, payment of review fees, etc. The denial of this request would result in a significant financial hardship for the owner.

Not Detrimental to the Public Interest:

Approval of this alternative compliance request will not be detrimental to the public interest since it is only to extend the deadline dates to complete the developer's agreements and to submit the final plat originals to DPZ. The granting of this request will provide additional time to complete the tasks required by the regulations.

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. There have been no substantial changes to the Regulations since the January 2018 approval letter. The subdivision plans have been reviewed and all technical requirements have been met. The approval of this alternative compliance request will allow the property owner additional time to complete the Developer Agreement process and to submit the final plat originals to DPZ for signatures and recordation in accordance with the 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. 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](mailto:ebuschman@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/eb

cc: Research  
DED  
Real Estate Services  
Vogel + Timmons