



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 8, 2019

Ms. Tiffany Andrews
Evergreen Stables Farm, LLC
8250 Old Columbia Road
Fulton, MD 20759

Dear Ms. Andrews:

RE: WP-19-076, Preserve at Evergreen Farms
(F-18-047)

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(m)** which requires the resubmission of the final plan within 45-days from the decision letter. The applicant is requesting a 6-month extension from the February 28, 2019 deadline date for the resubmission of the final plan.

Approval is subject to the following conditions:

1. The density sending plat and the forest mitigation bank plan must be submitted with the resubmission of the revised final plan (F-18-047). The final plan, F-18-047 must be resubmitted on or before August 28, 2019.
2. On the final plan (F-18-047) and all subsequent plans and/or plats, provide a brief description of alternative compliance, WP-19-076 as a general note to include requests, sections of the regulations, action and date.

Our decision was made based on the following:

JUSTIFICATION FOR RECOMMENDATION: The extraordinary hardship or practical difficulty involved with this alternative compliance request would require the developer to submit a new preliminary equivalent sketch plan which would not provide a different design, but would allow the developer additional time to acquire the required density units and forest mitigation bank credits. The developer has experienced recent health issues which impacted his ability to negotiate the acquisition of the density units and forest bank credits.

Not Detrimental to the Public Interest - Approval of the alternative compliance request will not alter the essential character of the neighborhood since the design of the subdivision will not change. The extension of time will allow the property owner additional time to purchase the required development rights and forest mitigation bank credits.

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. The granting of the requested 6-month extension to August 28, 2019 will allow the property owner to continue with the subdivision process instead of requiring the submission of a new preliminary equivalent sketch plan. The extension of time is needed for the developer to obtain the 5 density units and the required forest mitigation bank credits.

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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 Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/bl

cc: Research
DED
Real Estate Services
Benchmark Engineering