



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

October 16, 2019

Lawrence and Lois Hyman
3681 Folly Quarter Rd.
Ellicott City, MD. 21042-1452

FCC
10272 Baltimore National Pike
Ellicott City, MD. 21042
ATTN: Terry Fisher

RE: WP-19-099 (Lawrence & Lois Hyman Property)

Dear Interested Parties:

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 16.102 and Section 16.147 of the Subdivision and Land Development Regulations, which requires any division of land be platted and recorded among the Land Records of Howard County via the final subdivision plat process.

Approval is subject to the following conditions:

1. The adjoiner deed shall be recorded in the Land Records Office of Howard County, Maryland within 90 days from the date of the approval letter (**on or before January 14, 2020**). The alternative compliance petition exhibit must be an exhibit attached to the recorded deed.
2. Recorded copies of the adjoiner deed shall be submitted to this Department for file retention purposes within 30-days of recordation.
3. The adjoiner deed shall reference the waiver petition file number (WP-19-099).
4. The two Parcels reconfigured by the adjoiner deed shall comply with the RC-DEO Zoning Regulations, including but not limited to, the building setbacks and accessory structure uses.
5. Approval of this waiver petition is to adjust the common parcel boundary between Parcels 28, and 140 (Tax Map 23). No other lots are being legally endorsed. No additional lots are being created and no new development, construction or improvements are permitted under this request.
6. The applicant and applicant's agent shall formally request the voiding of F-18-120 (both plat and Plan) and ECP-18-044 within 90 days from the date of the approval letter (**on or before January 14, 2020**).
7. A mylar exhibit of WP-19-099 shall be submitted to the Department of Planning and Zoning that clearly indicates the new configurations of Parcels 28 and 140 as well as associated septic and well locations, along with applicable labels. Mylar **shall be submitted within 30 days of adjoiner deed recordation**.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the alternative compliance petition would result in hardship, because of undue time and expense if required to adhere to the standard subdivision process and the submission of a standard plat. At this time, no residential development on these parcels.

Regarding Parcels 28 and 140:

These parcels already exist as two separate deed parcels and no additional building lots are being created. The owner is simply reconfiguring the common deed line between the two parcels.

The initial acreage of Parcel 28 is 1.89 acres and will remain at 1.89 acres after the lot line adjustment. Similarly, the initial acreage of Parcel 140 is 1.112 acres and will remain at 1.112 acres.

The Health Department signed the amended Percolation Certification Plan on August 14, 2019 which established five separate individual off-lot private 10,000 square foot septic systems.

Detrimental to the Public Interest or Nullifies the Intent or Purpose of the Regulations:

Per the applicant's justification, this alternative compliance is intended to improve well and septic availability for both Parcels 28 and 140. The Health Department has signed the amended Percolation Certification Plan on August 14, 2019, creating five, private off-lot individual septic easement areas. Parcels 28 and 140 will be served by on-site wells and two off-lot individual septic easement areas.

The new deeds will act as the official records of the division of land/ re-configured parcels.

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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

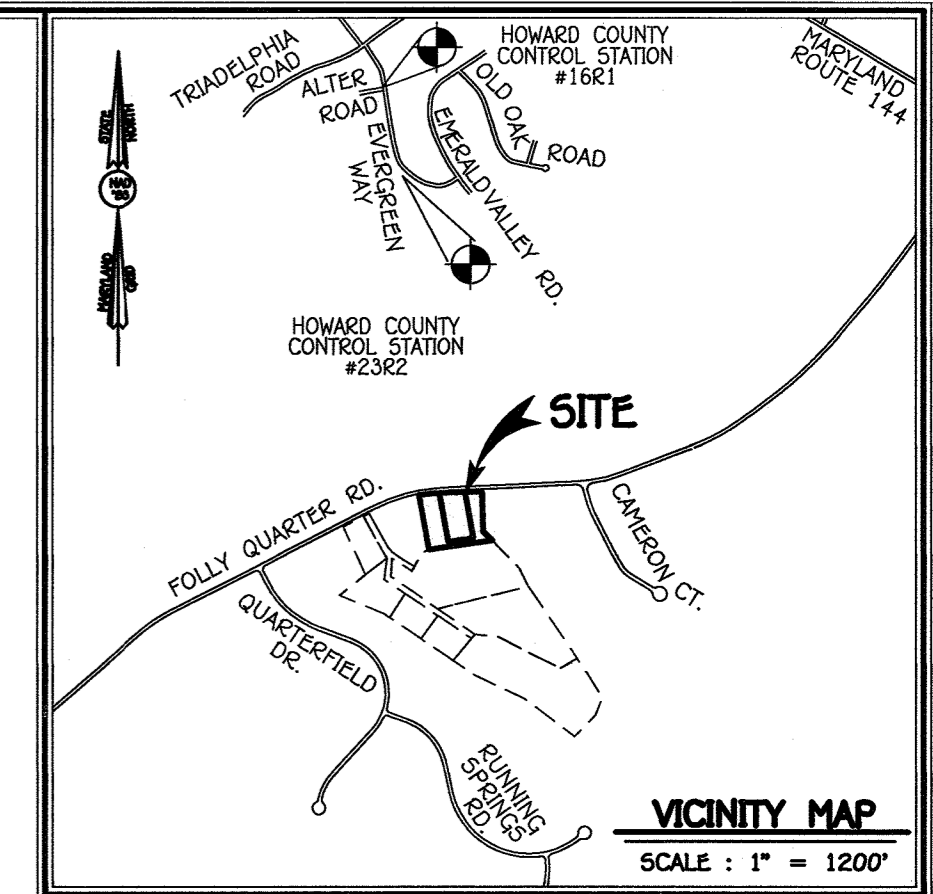
KS/TKM/WP-19-099 Lawrence & Lois Hyman approval 10-16-19

cc: Research
DED
Real Estate Services
Health

SOILS LEGEND

SOIL	NAME	CLASS
GmB	Glenville silt loam, 3 to 8 percent slopes	C
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D
MaC	Manor loam, 8 to 15 percent slopes	B
MaD	Manor loam, 15 to 25 percent slopes	B

- NOTES:
- Hydric soils and/or contains hydric inclusions
 - May contain hydric inclusions
 - † Generally only within 100-year floodplain areas



- LEGEND**
- EXISTING 2' CONTOURS
 - - - EXISTING 10' CONTOURS
 - EXISTING TREE LINE
 - SOIL LINES AND TYPES
 - ⊙ DENOTES PROPOSED WELL
 - ⊙ DENOTES FAILED PERC 208 (FT NUMBER) 380.18 (ELEVATION)
 - DENOTES PASSED PERC 208 (FT NUMBER) 380.18 (ELEVATION)
 - ⊠ DENOTES PROPOSED HOUSE
 - ▭ DENOTES 25% AND GREATER SLOPE
 - ⊙ DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
 - ▨ DENOTES RECORDED PRIVATE ACCESS EASEMENT TO INDIVIDUAL SEWERAGE AREAS
 - ▨ DENOTES PROPOSED ACCESS EASEMENT TO SEPTIC AREA FOR BENEFIT OF TAX PARCEL #140

REVISION		
NO.	DATE	DESCRIPTION
1	12/11/19	ADD DEED RECORDING REFERENCES WITH METES AND BOUNDS FOR TAX PARCELS #28 AND #140

ALTERNATIVE COMPLIANCE
LAWRENCE R HYMAN

TAX MAP #23 GRID: 9 PARCELS: 140, 28
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' DATE: SEPTEMBER 10 2019
 REVISED: DECEMBER 11, 2019