



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

June 7, 2019

Two Farms Inc.
3611 Roland Ave.
Baltimore, MD 21211

RE: Wp-19-104 E.G.U. Subdivision

Dear Sir or Madame:

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) Payment of Fees; Posting of Financial Obligations**. Within 120 days of receiving approval of the final plan; and **Section 16.144(q) Final Subdivision Plat**. Within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. Compliance with the submittal instructions in the Technically Complete (TC) letter dated February 14, 2014 from the Department of Planning and Zoning with the following new deadlines:
 - a. The deadlines to complete Step 1, preparation and execution of Deed for Dedication of Right-of-Way, is extended to August 9, 2019.
 - b. The deadline to complete Step 2, submission of Final Plat for signature approval, is extended to September 9, 2019
2. Failure to complete all steps as outlined in the TC letter dated February 14, 2014 will result in F-14-018 being voided.
3. Advisory- the latest version of the Plat of Revision is in PDox (2019-05-29 Revision Plats Royal Farms) and dated 5/29/19 on the drawings.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

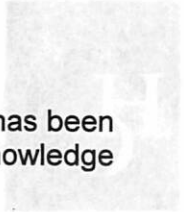
In May of 2018, Howard County would not grant further extensions of F-14-018 deadlines until Planning Board was held on SDP-17-041. Therefore F-14-018 expired. The Department of Planning and Zoning is requiring the request to reactivate the plan. If the request is not granted, the practical difficulty would entail voiding the current plat and submitting a new application and Final Plat. This would add unnecessary review and processing time for the Department of Planning and Zoning and could impact the deadlines set forth in the Site Development Plan approval letter dated March 13, 2019.

Alternative Proposal:

The regulations will be served to a greater extent through this alternative proposal by limiting the review and processing time for the Office of Planning and Zoning.

Not Detrimental to the Public Interest:

The alternative compliance would not be detrimental to the public interests as this request is merely to reactivate a Final Plat to record easements. This request is in the public's best interest as the Final Plat will record public sidewalk easements necessary for those improvements along Snowden River Parkway and Minstrel Way as well as public utility easements.



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Will Not Nullify the Intent or Purpose of the Regulations:

The approval of the alternative compliance will not nullify the intent of the regulations as the Final Plat has been reviewed by Howard County and will be processed/recorded in the land records. To the best of our knowledge the Final Plat meets the regulations set forth by Howard County.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at despres@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

- S/JM/DD
- o: Research
- DED
- Real Estate Services
- MRA