



# 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 27, 2019

Ebenezer Olarewaju  
3607 Langrehr Road  
Baltimore, Maryland 21244

RE: WP-19-0108, Harwood Park, Lots 393 – 396  
(SDP-15-033)

Dear Mr. Olarewaju:

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 16.156.(o)(1)(ii)**, Building Permits, Application time limits: For single-family attached, apartment and nonresidential developments involving multiple buildings or staged construction, the developer shall apply for building permits for all construction authorized by the approved site development plan within two years of signature approval.

### **Approval is subject to the following conditions:**

1. Approval of SDP-15-033 is hereby reactivated for a one year period from the date of the alternative compliance petition approval letter to apply for all building permits for Lots 393-396 or until **June 27, 2020**. The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses and Permits.
2. The applicant shall submit a standard redline revision of SDP-15-033 to the Development Engineering Division for processing that adds a General Note on Sheet 1 referencing this alternative compliance file number, request, section of the regulations and approval date of the one year extension to apply for building permits.

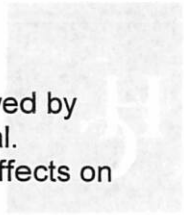
### **Our decision was made based on the following:**

#### **Extraordinary Hardships or Practical Difficulties:**

The applicant would experience hardship and practical difficulty with the development of the property through strict compliance with the regulations. The site development plan (SDP) original has already been submitted and received signature approval June 29, 2016. However, the applicant did not apply for building permits for the construction of the proposed single-family attached dwellings within the required two-year period. Requiring the applicant to resubmit the SDP for reprocessing would create an unnecessary time delay.

#### **Alternative Proposal:**

Alternatively, requiring the applicant to submit the proposed development as a new submission would not change the end result of the project. This would cause the County to spend unnecessary time reviewing a project that has already received final original signature. This SDP has an established file history, has been through previous review cycles, and has received approval by the SRC agencies.



**Not Detrimental to the Public Interest:**

This request will not be detrimental to the public interest since the SDP for this project has been reviewed by the SRC agencies for compliance to the County and State regulations and previously received approval. Therefore, the requested reactivation of the SDP to file for building permits will not have any adverse effects on the surrounding community.

**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 since the SDP is in compliance with the County and State regulations and received signature approval. The intent of the regulations is to keep the project submission on a schedule for the timely and efficient submission of required permits. Approval of this alternative compliance will not nullify the intent of the regulations as it would allow the already approved plan to proceed forward through the required processes. All SRC agencies have commended approval of this alternative compliance to reactivate plan approval for SDP-15-033

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 Kathryn Bolton at (410) 313-2350 or email at [bolton@howardcountymd.gov](mailto:bolton@howardcountymd.gov).

Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

S/ktb  
Research  
DED  
Real Estate Services