



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 13, 2019

The Residuary Trust of James Buch Jr.
11292 Buch Way
Laurel, MD. 20723
C/O Mike Buch

RE: **WP-19-113: Buch Property (Residuary Trust of James Buch Jr.)**
(associated with SDP-12-001: "Buch Property")

Dear Mr. Buch:

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 **16.156(k)**, **16.156(l)** and **Section 16.156(m)** which establish deadlines for submission of developer's agreements, fees, posting of financial obligations, and the submission of plan originals in relation to site development plans.

Approval is subject to the following conditions:

1. The Site Development Plan approval and previously allocated housing allocations were rescinded when the plan was voided. After approval of this alternative compliance for reactivation, this development plan will be re-evaluated for availability of housing unit allocations and re-tested for open/closed schools in accordance with the requirements of the Adequate Public Facilities Ordinance (APFO). New submission deadline dates will be established in accordance with 16.156(k), 16.156(l), and 16.156(m) of the Subdivision Regulations upon approval of the APFO tests.
2. An updated APFO Roads Report will be required to be submitted, reviewed and approved. A new submission deadline date for this document will be determined upon approval of the APFO schools test.

NOTE: The Hanover Hills Elementary School District is currently closed.

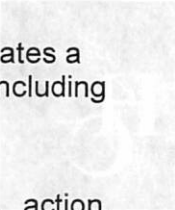
The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

An undue hardship would result if the alternative compliance was not granted. A new Site Development Plan (SDP) would need to be submitted and reviewed and the expense of processing a new SDP would be extraordinarily burdensome. The County and other review agencies have reviewed the proposed development and have previously approved the plan and no changes to the plan are proposed. There have been no changes to the Regulations or Design Manuals that would impact the previously approved design.

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

The granting of the alternative compliance will not be detrimental to the public interest nor will it nullify the intent or purpose of the regulations because the proposal has undergone a complete review at the Site Development Plan stage. Not granting the alternative compliance request would result in the required resubmittal of the same Site Development Plan to be reviewed by County and State agencies, resulting in



Additional delays but with no change to the overall project. The requested alternative compliance reinstates a previously approved plan and would provide reasonable timeline extensions to complete the process, including executing Developer Agreements, paying all fees and submitting plan mylars.

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 Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at maenhardt@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

S/TKM/WP-19-113 Buch Property approval 6-13-19

- Research
- DED
- Real Estate Services
- SDP-12-001 file
- Vogel/Timmons