



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 28, 2019

James Schneider  
3079 Bethany Lane  
Ellicott City, MD 21042

RE: WP-19-119 Schneider Subdivision

Dear Mr. Schneider:

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 16.134(a)(1)**, which states that in residential subdivisions and site developments the developer shall construct sidewalks on both sides of all streets in the project and along the project frontage.

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

1. Compliance with DED's condition as stated in the attached email from Mr. Chad Edmondson dated June 27, 2019.

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

**Extraordinary Hardships or Practical Difficulties:**

Requiring sidewalk construction along the frontage of the proposed subdivision would create an extraordinary hardship for the applicant. Requiring the construction of sidewalk and associated curb and gutter would cost the petitioner a significant amount of money for a minor subdivision. The Subdivision Regulations provide the opportunity to eliminate all or part of the sidewalk requirement in accordance with Section 16.134(b). The petitioner is creating a minor subdivision which would qualify for a partial of full exemption as stated in the criteria of the referenced section.

**Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:**

Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. There are no existing sidewalks located on the east side of Bethany Lane and there is no further development potential of the properties on the east side of the road. There are no schools, parks, public facilities, accessible commercial uses or connections to nearby streets or transit services which would serve a purpose for the sidewalk.

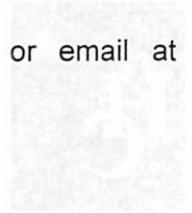
Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance approval will remain valid for one year from the date of this letter 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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,

*J. Maerhardt for KS*

Kent Sheubrooks, Chief  
Division of Land Development



KS/JS

cc: Research  
DED  
Real Estate Services  
Vogel/Timmons Group