



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

September 9, 2019

James Johnson et. al.
6077 Meadowridge Road
Elkridge MD 21075

RE: **WP-20-007 Meadowridge View, Lots 1-8 and Open Space Lots 9-11 (F-18-090)**

Dear Mr. Johnson:

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(q)** of the Subdivision and Land Development Regulations.

Approval is subject to the following conditions:

- 1) The final plat originals must be submitted within 90 days from the previous deadline date of September 25, 2019 (on or before December 24, 2019).
- 2) Provide as a general note, on F-18-090, this alternative compliance petition request, approval date, and conditions of approval.

Our decision was made based on the following:

Hardship:

The petitioner has provided justification stating that additional time is necessary to prepare for the disconnection of utility lines, apply for house demolition permits and the demolition of the house prior to the September 25, 2019 due date. One of the home occupants has not vacated the house and, therefore, needs additional time to find housing.

Not detrimental to public interest:

Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. By granting the petitioner additional time, necessary utility line disconnections, application for house demolition permits and the actual demolition of the house can occur.

Not nullify the intent or purpose of the regulations:

Granting this alternative compliance petition will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. The final plat has been determined to be technically complete by the Subdivision Review Committee and the project has met the requirements/conditions for DPW development agreement proceedings and, subsequently, plat signature approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the final plat. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: **Research**
DED
Real Estate Services
FCC – Stephanie Tuite
Tim Burkard
File: F-18-090