



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

November 7, 2019

Jessie Newburn  
Lawyer's Hill LLLP, Estate of James Newburn  
117 S. Schroeder Street  
Baltimore, MD 21223

RE: WP-20-040 Bonnie Ridge- Lots 15 & 16  
(associated with SDP-17-001)

Dear Ms. Newburn:

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)(i)**.

Approval is subject to the following conditions:

1. The approval of SDP-17-001 is hereby reactivated. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within 6 months from the date of this Alternative Compliance approval letter (**on or before May 7, 2020**).

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Strict compliance with the regulations would require the developer to submit an entirely new site development plan for review and approval. This would result in additional fees and a substantial time delay. Upon the death of the owner of Lawyer's Hill LLLP, James Newburn, his children inherited Lots 15 and 16. They are not familiar with the development process and did not have intentions of building on the lots themselves. The lots were marketed and now have a contract purchaser who will apply for building permits for construction of the houses.

Not Detrimental to the Public Interest:

Approval of this Alternative Compliance request will not be detrimental to the public interest. Extending the deadline to submit applications for building permits will allow the project to progress towards completion without the substantial delay caused by the review and approval of a new site development plan. The Site Development Plan, SDP-17-001, has been reviewed by the Subdivision Review Committee for compliance with all applicable regulations.

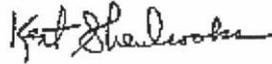
Will Not Nullify the Intent or Purpose of the Regulations:

Approval of this Alternative Compliance request will not nullify the intent of the Regulations. The Site Development Plan was approved by the Subdivision Review Committee and signed by DPZ on October 25, 2018. The granting of the requested 6-month extension will allow the contract purchaser to apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related 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 Eric Buschman at (410) 313-2350 or email at [ebuschman@howardcountymd.gov](mailto:ebuschman@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/eb

cc: Research  
DED  
Real Estate Services  
Guy Guzzone