



Amy Gowan, Director

FAX 410-313-3467

January 30, 2020

The Estate of James L. Newburn  
13985 Clarksville Pike  
Highland, MD 20777  
Attn: Jessie Newburn

RE: WP-20-060 6310 Winters Lane

Dear Sir/Madam:

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(g)(2)**.

Approval is subject to the following conditions:

1. A revised plan submission for SDP-20-010 and all required supporting documentation must be submitted through ProjectDox to the Department of Planning and Zoning within 180 days of the current due date of December 22, 2019 (**on or before June 19, 2020**).

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Strict compliance with the Regulations would require a new site development plan to be submitted for review and approval. This would result in an unnecessary time delay. The site development plan, SDP-20-010, was reviewed by the Subdivision Review Committee and several review comments will have a major impact on the project if they are not resolved. To comply with the review comments, submission of alternative compliance petitions and an administrative adjustment will be required. The applicant is requesting additional time to satisfy these requirements prior to resubmitting SDP-20-010 for review.

Not Detrimental to the Public Interest:

The approval of this alternative compliance petition will not be detrimental to the public interest. Extending the deadline to submit revised plans will allow the developer to address comments from the Subdivision Review Committee and to gain the necessary approvals prior to resubmission of SDP-20-010 for review.

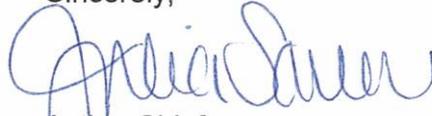
Will Not Nullify the Intent or Purpose of the Regulations:

Approval of this Alternative Compliance request will not nullify the intent of the Regulations. The Site Development Plan has been reviewed by the Subdivision Review Committee and in order to comply with review comments, the developer must submit for alternative compliance and administrative adjustment approvals. The project is proposed for a single-family dwelling on a single parcel. There are no allocations requested or public infrastructure currently proposed.

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

Sincerely,



Acting Chief  
Division of Land Development

cc: Research  
DED  
Real Estate Services  
Benchmark Engineering