



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

March 19, 2020

Estate of James L. Newburn
117 S Schroeder St
Baltimore MD 21223

RE: WP-20-080 Winter's End

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 16.147**, which requires a Final Subdivision Plat as the official record of the division of land.

Approval is subject to the following conditions:

1. The Alternative Compliance approval from the final subdivision plat requirement in this case is only a mechanism for the Department of Planning and Zoning to recognize the present property configuration for Parcel No. 815, containing 0.47 acres of land, as a separate building lot.
2. Approval of a Site Development Plan will be required prior to issuance of building or grading permits for construction of a single-family dwelling on Parcel No. 815.

Our decision was made based on the following:

Unreasonable Hardships or Practical Difficulties-

Strict compliance with the Regulations would require the owner to prepare and process a final subdivision plan and final plat. The parcel has had multiple owners since its creation over 58 years ago and has existed undeveloped while the surrounding neighborhood has been developed with single-family homes. The subdivision plat process would significantly extend the anticipated timeline for the construction of a single-family dwelling. The preparation and recordation of a plat would not be of any benefit or alter any existing conditions. The parcel currently exists with a MD Tax ID, deeds have been previously recorded in the MD Land Records and the parcel complies with the minimum lot size in the "R-12" zoning district. The proposed construction of a single-family dwelling and associated improvements will be reviewed by the Subdivision Review Committee on a Site Development Plan.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all 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 site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Anthony Cataldo, AICP, Chief
Division of Land Development

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering, Inc.



ALTERNATIVE COMPLIANCE APPLICATION

Site Description:

Subdivision Name/Property Identification: **SDP-20-010**

Location of property: **6310 Winters Lane, Hanover MD 21046**

Existing Use: **Vacant**

Proposed Use: **Single Family Detached Dwelling**

Tax Map: **38**

Grid: **14**

Parcel No: **815**

Election District: **1st**

Zoning District: **R-12**

Total site area: **0.47 Acres**

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

See Attachment

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request.

Section Reference No.	Brief Summary of Request
Title 16; Subtitle IV Section 16.147	To legally recognize a Parcel created via deed in a time period that required a record subdivision plat to create parcels

Signature of Property Owner:

Jessie Newburn

Date:

2-10-2020

Signature of Petitioner Preparer:

Michael C. Riedel

Date:

2/20/2020

Name of Property Owner: Estate - James L. Newburn

Name of Petition Preparer: Benchmark Engineering Inc.

Address: 117 S. Schroeder Street

Address: 8480 Baltimore National Pike, Suite 315

City, State, Zip: Baltimore, MD 21223

City, State, Zip: Ellicott City, MD 21043

E-Mail: jessienewburn@gmail.com

E-Mail: bei@bei-civilengineering.com

Phone No.: 443-794-7521

Phone No.: 410-465-6105

Contact Person: Jessie Newburn

Contact Person: Michael C. Riedel

Owner's Authorization Attached