

Howard County Department of Planning and Zoning  
Division of Land Development

# ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted \_\_\_\_\_

DPZ File Number

WP-17-041

## I. Site Description

Subdivision Name/Property Identification:

Yoriko Properties

Location of property:

Stansfield Road

(Street Address and/or Road Name)

residential

(Existing Use)

residential

(Proposed Use)

46

(Tax Map No.)

18

(Grid/Block No.)

88

(Parcel No.)

06

(Election District)

P-20

(Zoning District)

~~1.4106~~

(Total Site Area)

1.4106 AC

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

F-15-044

## II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

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 regulation. Attach a separate sheet if additional information is appropriate.

### Section Reference No.

### Summary of Regulation

1.

16.144(b)

Payment of fees; Posting of Financial

2.

16.144(g)

Obligations within 120 days of approval  
Final Subdivision Plat within 180 days of approval

3.

4.

5.

YORIKO PROPERTIES  
F-15-044  
ALTERNATIVE COMPLIANCE

III. JUSTIFICATION

The subject minor subdivision was approved February 3, 2015 and the allocation was provided by letter dated July 11, 2016. There are three steps outlined in order to record the plat. Step 1, submission of Supplemental Plan, has been completed. The owner of the property is not a "developer" and they have been working towards the completion of Step 2. The owner just completed the title report and this information will be provided to Real Estate Services so that they can prepare the Developer Agreement. The July 11, 2016 letter provided a deadline to complete Step 2 by November 8, 2016. Therefore, on behalf of the owner, we are requesting an additional 60 days for Real Estate Services to complete the agreement and for the owner to execute the documents and provide surety/fee.

Additionally, we are requesting a corresponding extension to the Step 3 deadline date of January 7, 2017 to submit the original plat for signature and recordation. We are also requesting a 60-day extension to this deadline.

The granting of these Alternative Compliance requests provide the owner additional time to navigate the Developer Agreement and recordation process. The owners have never subdivided property in Howard County and the process can be overwhelming to individuals. The granting of this request does not provide relief of any technical requirements but only provides an extension of time to complete certain administrative functions. The Regulations are not compromised by the granting of these Alternative Compliance requests.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

☐ Owner's authorization attached \*

[Signature]  
(Signature of Property Owner)  
(Fee Simple Owner Only)

11/8/16  
(Date)

[Signature]  
(Signature of Petition Preparer) \*

11/8/16  
(Date)

Yonko Harigaya  
(Name of Property Owner)

Robert H. Vager Engineering, Inc.  
(Name of Petition Preparer, Surveyor/Engineering/Architect  
or Agent/Developer)

3 Leatherwood Court  
(Address)

8407 Main St.  
(Address)

Burtonsville, MD 20866  
(City, State, Zip Code)

Ellicott City, MD 21043  
(City, State, Zip Code)

E-Mail \_\_\_\_\_

E-Mail \_\_\_\_\_

716-510-4456  
(Telephone) (Fax)

410-461-7666 410-461-8961  
(Telephone) (Fax)

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

## Real Property Data Search ( w1)

## Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Account Identifier:</b>		<b>District - 06 Account Number - 406653</b>			
<b>Owner Information</b>					
<b>Owner Name:</b>		HARIGAYA YORIKO		<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>		10676 STANSFIELD RD LAUREL MD 20723-1283		<b>Principal Residence:</b>	YES
				<b>Deed Reference:</b>	/14949/ 00207
<b>Location &amp; Structure Information</b>					
<b>Premises Address:</b>		10676 STANSFIELD RD LAUREL 20723-0000		<b>Legal Description:</b>	1.4 A 10676 STANSFIELD RD LAUREL
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section: Block: Lot:</b>
0046	0018	0088		0000	
				<b>Assessment Year:</b>	<b>Plat No: Plat Ref:</b>
				2017	
<b>Special Tax Areas:</b>				<b>Town:</b>	NONE
				<b>Ad Valorem:</b>	104
				<b>Tax Class:</b>	
<b>Primary Structure Built</b>	<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1954	1,008 SF			1.4000 AC	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage Last Major Renovation</b>
1 1/2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
<b>Value Information</b>					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			<b>As of</b>	<b>As of</b>	<b>As of</b>
			01/01/2014	07/01/2016	07/01/2017
<b>Land:</b>		174,000	174,000		
<b>Improvements</b>		73,600	73,600		
<b>Total:</b>		247,600	247,600	247,600	
<b>Preferential Land:</b>		0			
<b>Transfer Information</b>					
<b>Seller: HOLBROOK EDWIN J AND WF</b>		<b>Date: 05/30/2013</b>		<b>Price: \$230,000</b>	
<b>Type: NON-ARMS LENGTH OTHER</b>		<b>Deed1: /14949/ 00207</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price: \$0</b>	
<b>Type:</b>		<b>Deed1: /00210/ 00486</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Exemption Information</b>					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2016</b>		<b>07/01/2017</b>	
<b>County:</b>	000	0.00			
<b>State:</b>	000	0.00			
<b>Municipal:</b>	000	0.00		0.00	
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
<b>Homestead Application Information</b>					
<b>Homestead Application Status: No Application</b>					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
Division of Land Development

DATE: November 8, 2016DPZ File No. WP-17-041**Department of Planning and Zoning**

1 Transportation Planning  
1 Resource Conservation (Historic/Ag Pres)  
1 Public Service and Zoning Administration  
1 Research  
1 Address Coordinator

1 Comprehensive & Community Planning  
2 Development Engineering Division  
1 Other  
1 File

**See: F-15-044****Agencies**

1 Soil Conservation District  
1 Department of Inspections, Licenses & Permits  
1 Department of Fire and Rescue Services  
1 State Highway Administration  
1 Health Department  
1 Public School System  
1 Recreation and Parks  
1 WSSC (Non-Residential Only)  
1 MD Aviation Administration

1 Tax Assessment  
1 Verizon  
1 BGE  
1 Cable TV  
1 Police  
1 MTA  
1 Finance  
1 DPW, Real Estate Services  
1 DPW, Construction and Inspection  
1 DPW, Bureau of Utilities

RE: **Yoriko Properties**ENCLOSED FOR YOUR ☒ Signature Approval☒ Review & Comments ☐ FilesTHE ENCLOSED ☐ Original☐ Pre-Packaged Plan Set**Plans****# of Plans**

1 Sketch Plan  
1 Prel Equiv Sketch Plan  
1 Preliminary Plan  
1 Final Plat/Plat of Easement/RE Plat  
1 Final Constr Plans (RDS)  
1 Final Development Plan  
1 Site Development Plan  
1 Landscape Plan/Supplemental Plan  
1 Grading Plan  
1 House Type Revision/Walk-Thru Red-Line  
1 Water and Sewer Plan

**Applications**

15 Alternative Compliance Application  
1 Planning Board Application  
1 ASDP/CSDP Application  
1 DED Application/Checklist  
1 DED Fee Receipt/Deeds/Cost Estimate  
1 Overall Scaled Composite  
1 Water & Sewer Plans  
1 List of Street Names

**Supplemental Documents**

1 Wetlands Report  
1 Soils/Topo Map/Drain Area Map  
1 FSD/FCP/Worksheet and Application  
1 Declaration of Intent (Forest Cons)  
1 Drainage and/or Computation/Pond Safety Comps  
1 Preliminary Road Profiles  
1 APFO Roads Test/Mitigation Plan/Traffic Study  
1 Noise Study  
1 Sight Distance Analysis/Speed Flow Study  
1 Floodplain Study  
1 Stormwater Management Comps/Geo-Tech Report  
1 Industrial Waste Survey (DPW)  
1 Road Poster Form Letter  
1 Justification Letter  
1 Perc Plat  
1 Scenic Road Exhibits  
1 Deeds  
1 Photographs  
1 Retaining Wall Comps/Details  
1 Poster/Community or HDC Meeting Information  
1 Route 1 Details/Summary

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

☐ RecordedOn November 8, 2016

COMMENTS: \_\_\_\_\_

Due- 17 Working Days: 11/08/16

*Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.*

*The Health Dept does not oppose this proposal. RB* DPZ STAFF INITIALS: JW



## Interactive Map

Map Layers   Map Legend   Search

All Layers

Base Maps & Aerial Photos

Annotation Layers

HoCo Base Map Layers

- ☐ Contours 2011
- ☐ County Boundary
- ☐ Stream Centerline Buffer 75ft
- ☐ Building Permits (New)
- ☐ Scanned PDF Drawings Intern
- ☒ Address Points
- ☐ Street Centerline
- ☐ Metro Property
- ☒ Property Boundaries

Additional Layers

Sewer Infrastructure

Water Infrastructure

Study Areas

Layer Overlays

- ☐ Green Infrastructure - Hubs

