



# 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

February 3, 2022

Ms. Monica Haltmeyer  
John T. Hines Trust  
7535 Flamewood Road  
Clarksville, MD 21029

Dear Ms. Haltmeyer:

RE: WP-22-068, Enclave at Hines Farm

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On February 3, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to Section 16.156(g)(2) of the Subdivision and Land Development Regulations which requires the developer to provide additional within 45 days from the date of request made by the Department of Planning and Zoning.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one item you were required to address, pursuant to Section 16.104(a)(1):

**1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.**

The applicant has indicated that the deadline was missed to adequately satisfy DPW comments which required additional traffic counts. Granting the Alternative Compliance request and reactivating the SDP does not relax any technical requirements but allows the project to continue through the development process instead of requiring the submission of a new site development. Denial would be an unreasonable hardship and require the developer to submit a new site development plan which would match the current. This new plan submission would restart the entire SDP process and result in the same outcome since no regulations have changed since the plan was last submitted. Approval of the alternative compliance promotes efficiency of the plan review process.

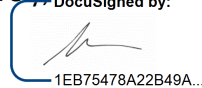
Approval of this Alternative Compliance is subject to the following conditions:

1. The applicant must submit the Site Development Plan (SDP-21-038) within 45-days of the alternative compliance request approval (on or before March 20, 2022).
2. Add the Alternative Compliance Request number, purpose, section, date, and conditions on all subsequent plan submissions.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance approval will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely, DocuSigned by:

A blue DocuSigned signature box containing a handwritten signature in black ink. Below the signature is a small alphanumeric string: 1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/bl

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Morris & Ritchie Associates, Inc.



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:

File No. *WP-22-068*  
 Date Filed *1/4/22*

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** ENCLAVE AT HINES FARM

**Subdivision Name/Property Identification:** ENCLAVE AT HINES FARM, SDP 21-038

**Location of property:** 10752 SCAGGSVILLE ROAD, LAUREL, MD 20723

**Existing Use:** SINGLE FAMILY RESIDENTIAL - FARM  **Proposed Use:** OVER 55 RESIDENTIAL DEVELOPMENT

**Tax Map:** 46      **Grid:** 11      **Parcel No:** 5      **Election District:** 6

**Zoning District:** R-20      **Total site area:** 15.149 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:

BA#18-025C; ECP#21-015; WP-21-068; SDP#21-038

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. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
ART. 5, 16.156(i)(1)	REQUEST RE-ACTIVATION OF THE SDP 21-038 IN ORDER TO COMPLETE SDP PROCESS. MISSED RESUBMITTAL DEADLINE WAS CAUSED BY AGENCY COMMENTS BEING RECEIVED 2 WEEKS BEFORE RESUBMITTAL DEADLINE AND MORE TIME WAS NEEDED TO ADEQUATELY ADDRESS THOSE COMMENTS. SEE ATTACHED JUSTIFICATION LETTER.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: (See below for owner signatures) Date: [Redacted]

Signature of Petitioner Preparer:  Date: 12/29/21

Name of Property Owner: JOHN T. HINES TRUST

Name of Petition Preparer: TIM MADDEN

Address: 7535 FLAMEWOOD ROAD

Address: MORRIS & RITCHIE ASSOCIATES, INC.  
14280 PARK CENTER DRIVE

City, State, Zip: CLARKSVILLE, MD 21029

City, State, Zip: LAUREL, MD 20707

E-Mail: mhaltmeyer@verizon.net

E-Mail: tmadden@mragta.com

Phone No.: (410) 258-3229

Phone No.: (410) 792-9792

Contact Person: MONICA HALTMEYER

Contact Person: TIM MADDEN

Owner's Authorization Attached

AuthentiSIGN  
Monica Haltmeyer, Trustee  
12/28/2021 11:35:05 AM EST

AuthentiSIGN  
Monica Haltmeyer  
12/28/2021 11:35:41 AM EST

AuthentiSIGN  
Donna Hilsford, Trustee  
12/28/2021 5:12:30 PM EST

AuthentiSIGN  
Donna Hilsford  
12/28/2021 5:13:14 PM EST

AuthentiSIGN  
Wanda Allis, Trustee  
12/28/2021 2:05:56 PM EST

AuthentiSIGN  
Wanda Allis  
12/28/2021 2:05:00 PM EST