



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

May 29, 2024

HMR Properties, LLC
7350-B Grace Dr.
Columbia, MD 21044

RE: F-22-050 & WP-23-096; Hoods Mill Farm, Lots 1 – 4
*Rescind Technically Complete Status and Void Alternative
Compliance Approval.*

Dear Owner:

By letter dated April 11, 2024, the Department of Planning and Zoning granted approval of the final subdivision plan for Hoods Mill Farm, subject to the plan markups and comments in ProjectDox (F-22-050). After approval, you notified the Division of Land Development that the subdivision was being redesigned. Based on our email communication, the Division of Land Development has determined that the above referenced plan will require additional review from the Subdivision Review Committee due to you proposed project layout updates.

The Department of Planning and Zoning hereby rescinds the approvable status of F-22-050 as previously transmitted in our letter dated April 11, 2024, as requested, and rescinds the granting of tentative housing unit allocations and testing of school capacity. This project will be retested when the revised final plan is considered approvable. Due to the design layout changes, the approval granted for Alternative Compliance, WP-23-096 for this project is also hereby voided, and a new Alternative Compliance Application will be required for the new design.

The **revised** final subdivision plan must be resubmitted through ProjectDox within **45*** days from the date of this letter (**on or before July 13, 2024**). **The resubmission of revised plans in Project Dox must be completed by the applicant and payment of any required additional fees, if applicable, shall be verified by DPZ staff prior to 5:00 p.m. of the deadline date to ensure acceptance of the plan for processing. Please upload the redesigned final plan to ProjectDox file, F-22-050b.**

***In accordance with adopted Council Bill No. 51-2016, effective on 10/5/16, if the deadline date is a Saturday, Sunday, or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**


If the revised plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

This is the tenth (10) request for revised plans. As such, a fee equivalent to 50% of the original filing fee is required to be paid with the submission of the above referenced revised plans. The fee is \$580.00. Be advised that your revised plans will not be processed without this fee.

If you have any questions, please contact Julia Sauer at (410) 313-4342 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

cc: Research
MBA, Inc (Pdox@mba-eng.com)
Jim Woods (woodsycle@gmail.com)



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3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

December 18, 2023

R. Jacob Hikmat
5550 Sterrett Place, Ste. 103
Columbia, MD 21044
Sent via email to jacobhikmat@yahoo.com

RE: WP-23-096 Hoods Mill Farm

Dear Mr. Hikmat:

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 December 14, 2023 and pursuant to Section 16.116(d), the Director of the Department of Planning and Zoning, Director of the Department of Public Works and Administrator of the Office of Community Sustainability considered and **approved** your request for alternative compliance with respect to **Sections 16.116(a)(1)&(2)** of the Subdivision and Land Development Regulations to impact a perennial stream, stream bank buffer, wetland, wetland buffer and 100-year floodplain for expansion of an off-site driveway that will provide access to a 4-lot residential subdivision. Please see the attached Final Decision Action Report for more information.

On December 14, 2023 and pursuant to Section 16.1216, the Director of the Department of Planning and Zoning, Director of the Recreation and Parks and Administrator of the Office of Community Sustainability considered and **approved** your request for a variance with respect to **Section 16.1205(a)(3)** of the Subdivision and Land Development Regulations to remove four (4) of the 23 specimen trees for a residential subdivision. Please see the attached Final Decision Action Report for more information.

On December 4, 2023 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 **Sections 16.115(c)(2), 16.120(b)(4)(iii)(b) and 16.120(c)(2)** of the Subdivision and Land Development Regulations to impact 100-year floodplain for expansion of an off-site driveway, allow environmental features on lots less than 10 acres and provide access to the subdivision by an off-site private driveway and not the subdivision's public road frontage. The Division of Land Development recommends that no action is required for alternative compliance of Section 16.102(c)(2) because the subdivision plat will legally recognize and establish the boundary of the parcel for subdivision.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.115(c)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the four items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;

The property contains a stream, wetland and 100-year floodplain that runs parallel to MD-97 and requires crossing in order to access the developable portion of the property. The applicant is proposing to access the site from an existing off-site driveway south of the property. To meet current design standards, the existing driveway must be widened, and the culvert updated. Strict conformance to the regulations would prohibit access to the property, which is a right commonly enjoyed by others.

Accessing property is a right that commonly enjoyed by others. Constructing a single use-in-common driveway at the property's frontage would provide greater impact to the environmental features than the minimal disturbance needed to upgrade the existing off-site driveway.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;

The property has approximately 3.8-acres of stream, wetlands, their buffers and 100-year floodplain on-site. These features are located between the public road and developable area of the property. Providing driveway access across the environmental features is necessary to reasonably developed the property, and strict adherence to the regulations would deny the applicant the right to access their property.

3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;

Allowing vehicular access to a residential lot is not a special privilege that would be denied to other applicants.

4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.

There is no evidence that this request will be detrimental to the public health, safety or welfare, or injurious to other properties. There are currently six residential lots that use the existing driveway. Upgrading the driveway and culvert design to current design standards will provide a benefit to the current users.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.120(b)(4)(iii)(b) and 16.120(c)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;

The site is governed by the Tier IV restrictions which provides a maximum of 4 lots. In addition, the Subdivision and Land Development Regulations restrict new residential lots from being encumbered by environmentally sensitive features. The applicant is proposing to subdivide the 12.04-acre property into four non-cluster lots. An attempt to adhere to this regulation by placing the environmental features and forest retention easements on a separate open space lot and subdivide using the non-cluster requirements would reduce the non-cluster lots below the minimum lot size requirement or reduce lot yield. Alternatively, the environmental features could be contained within a non-buildable preservation parcel created under the cluster subdivision regulations. The base density for cluster subdivisions is one cluster lot per 4.25 gross acres, which would allow a 2-lot cluster subdivision and reduce the subdivision potential in half, unless density is imported. The applicant suggests that a reduction of ½ of the density is an unreasonable hardship.

The Subdivision and Land Development Regulations require new residential lots to have public road frontage that provides direct access to the lot. MD-97 is classified as a minor arterial road and restricts access for all four lots to a single use-in-common driveway. The applicant is proposing to use an existing off-site driveway south of the property to access the subdivision, instead of providing access at each lot's frontage. Strict conformance with the requirements would require the applicant to redesign the lots to each have public road frontage at the driveway. This proposed design provides the safest access point, creates less impervious area, retains forested area, and reduces the environmental impacts.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;

The property has approximately 3.8-acres of stream, wetlands, their buffers and 100-year floodplain on-site, and 10.3-acres of forest within the net tract area. These features limit the developable area of the property and provide a practical difficulty in designing a subdivision that complies with the minimum lot size requirements of the Zoning Regulations.

MD-97 is a minor arterial road, which restricts access to a single use-in-common driveway that complies with the State Highway Administration access requirements. The curvature of the public road at the property's frontage provides difficulty in creating a new access point that meets the design requirements of SHA. Requiring a new access point at the property's frontage on MD-97 would result in unnecessary environmental disturbance for a private road and an unreasonable hardship since the property can access an existing off-site driveway.

3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;

The stream channel originates approximately 0.3 miles south of the subject property and runs parallel to MD-97 until converging with the Patapsco River. The stream and other associated environmental features encompass at least 10 properties that are less than 10 acres in size. Providing access to the subdivision from an off-site driveway will limit the amount of access points onto a minor arterial roadway and is supported by SHA.

4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.

There is no evidence that this request will be detrimental to the public health, safety or welfare, or injurious to other properties. The forest conservation easements are located outside of the LOD and will not be impacted by the development. Limited disturbance to the environmental features is proposed to upgrade the existing driveway and culvert to current design standards. The redesigned driveway access at MD-97 is supported by the State Highway Administration as the best alternative for driveway access.

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


1. The disturbances to the 100-year floodplain, stream, wetland and their buffers shall be limited to the grading required to construct the private stream crossing that will be approved under the final subdivision plan. Any natural vegetation disturbed during the grading for the private stream crossing must be restored to its natural condition to the greatest extent possible once construction is completed.
2. A copy of the Maryland Department of the Environment (MDE) permit approval for the disturbance to the 100-year floodplain, wetland, wetland buffer and stream channel must be provided to DPZ prior to recordation of the final plat and referenced as a note on the plat.

3. A 35' environmental setback shall be established from the boundary of floodplain, wetlands, streams, and their buffers, and forest conservation easements. No principal structures may be permitted within the environmental setback, except that a deck may project ten feet beyond the building envelope. All development plans and permits must delineate the environmental features and the required 35' environmental setback.
4. Access to MD-97 will require approval from Maryland State Highway Administration.
5. The existing off-site shared use-in-common driveway from MD-97 shall be improved to the minimum design standards per the Design Manual.
6. The off-site use-in-common driveway easement, as shown on F-96-104 Hinzman Property, must be amended by a plat of revision to allow Hoods Mill Farm, Lots 1-4 to access the private driveway for ingress and egress to MD-97. The plat of revision must be submitted to the Department of Planning and Zoning prior to DPZ determining F-22-050 approvable/technically complete. If the applicant chooses to submit an Originals Only plat of revision, the request must include written authorization from the owners of Hinzman Property, Lots 1-4 acknowledging submission of the request. The plat of revision must be recorded in the Land Records Office of Howard County prior to recordation of the final subdivision plat, F-22-050.
7. Permission from all existing driveway users and/or easement holders will be required to allow off-site access for F-22-050, Lots 1-4. A new use-in-common driveway access and maintenance easement must be recorded in the Land Records Office of Howard County with the recording of the Hinzman Property plat of revision. The easement agreement must include signatures from all property owners who use the shared driveway and that are subject to the access easement.
8. MD-97 is a minor arterial road and access is restricted to a single use-in-common driveway that meets the State Highway Administration's access requirements per Section 16.119(f) of the Subdivision and Land Development Regulations. Approval of this alternative compliance request allows vehicular access via a single off-site shared driveway. The statement "vehicular egress and ingress is restricted" shall be shown along the entire MD-97 road frontage for F-22-050 to prevent residential driveways from having direct access to MD-97. Access to Hoods Mill Farm, Lots 1-4 must be obtained via the off-site driveway.
9. The alternative compliance approval grants the applicant the authority to remove four specimen trees as shown on the alternative compliance exhibit and the final supplemental plan (ST #12, 47, 53, 54). The removal of any other specimen tree on the subject property is not permitted under this approval.
10. The removal of four specimen trees is permitted and requires the planting of eight native shade trees onsite per Section 16.1216(d) of the Forest Conservation regulations. The trees shall be a minimum of 3" DBH and shall be shown on the final subdivision landscape and forest conservation plan sheets. The trees must be bonded along with the developer's required landscaping obligation.

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Anne Gilbert - DNR anne.gilbert@maryland.gov
Sam Alomer - MBA, Inc. salomer@mba-eng.com
Jim Woods woodsycle@gmail.com



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

ALTERNATIVE COMPLIANCE FINAL DECISION ACTION REPORT

DEPARTMENT OF PLANNING AND ZONING
DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF RECREATION AND PARKS
OFFICE OF COMMUNITY SUSTAINABILITY

RE: **WP-23-096 Hoods Mill Farm**
Request for an alternative compliance to Sections 16.116(a)(1)&(2) and 16.1205(a)(3) of the Subdivision and Land Development Regulations.

Applicant: R. Jacob Hikmat

Pursuant to Section 16.116(d), the Director of the Department of Planning Zoning, Director of the Department of Public Works and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for an alternative compliance with respect to **Sections 16.116(a)(1)&(2)** of the Subdivision and Land Development Regulations. The purpose is to impact a perennial stream, stream bank buffer, wetland, wetland buffer and 100-year floodplain for expansion of an off-site driveway that will provide access to a 4-lot residential subdivision. The Directors deliberated the application in a meeting on December 14, 2023.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in unreasonable hardship or practical difficulty. This determination is made with consideration of the alternative compliance application and the seven (7) items the applicant was required to address, pursuant to Section 16.104(a)(1) and Section 16.116(d):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;

The property contains a stream, wetland and 100-year floodplain that runs parallel to MD-97 and requires crossing in order to access the developable portion of the property. The applicant is proposing to access the site from an existing off-site driveway south of the property. To meet current design standards, the existing driveway must be widened, and the culvert updated. Strict conformance to the regulations would prohibit access to the property, which is a right commonly enjoyed by others.

Accessing property is a right that commonly enjoyed by others. Constructing a single use-in-common driveway at the property's frontage would provide greater impact to the environmental features than the minimal disturbance needed to upgrade the existing off-site driveway.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;

The property has approximately 3.8-acres of stream, wetlands, their buffers and 100-year floodplain on-site. These features are located between the public road and developable area of the property. Providing driveway access across the environmental features is necessary to reasonably developed the property, and strict adherence to the regulations would deny the applicant the right to access their property.

3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;

Allowing vehicular access to a residential lot is not a special privilege that would be denied to other applicants.

4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.

There is no evidence that this request will be detrimental to the public health, safety or welfare, or injurious to other properties. There are currently six residential lots that use the existing driveway. Upgrading the driveway and culvert design to current design standards will provide a benefit to the current users.

5. Disturbance is returned to its natural condition to the greatest extent possible:

Disturbance to the environmental features is needed to widen the driveway to current design standards and upgrade the existing culvert. All disturbed areas will be stabilized and returned to their natural condition, to the extent possible, as shown on the final subdivision plan.

6. Mitigation is provided to minimize adverse impacts to water quality and fish, wildlife, and vegetative habitat; and

The off-site driveway expansion will use environmental site design practices, including dry wells and gravel trenches to provide water quality control.

7. Grading, removal of vegetative cover and trees, or construction shall only be the minimum necessary to afford relief and to the extent required to accommodate the necessary improvements. In these cases, the least damaging designs shall be required, such as bridges, bottomless culverts or retaining walls, as well as environmental remediation, including the planting of the areas where grading or removal of vegetative cover or trees has taken place, utilizing best practices for ecological restoration and water quality enhancement projects.

The disturbed environmental area is the minimum area necessary to upgrade the existing driveway and culvert to meet current design standards. The environmental areas immediately outside of the limit of disturbance will be protected permanently within a forest conservation easement area.

Directors Action: Approval of alternative compliance of Section 16.116(a)(1)&(2) is subject to the following conditions:

1. The disturbances to the 100-year floodplain, stream, wetland and their buffers shall be limited to the grading required to construct the private stream crossing that will be approved under the final subdivision plan. Any natural vegetation disturbed during the grading for the private stream crossing must be restored to its natural condition to the greatest extent possible once construction is completed.
2. A copy of the Maryland Department of the Environment (MDE) permit approval for the disturbance to the 100-year floodplain, wetland, wetland buffer and stream channel must be provided to DPZ prior to recordation of the final plat and referenced as a note on the plat.

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Lynda Eisenberg, AICP, Director
Department of Planning and Zoning

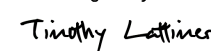
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Yosef Kebede, Director
Department of Public Works

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Timothy Lattimer, Administrator
Office of Community Sustainability

Pursuant to Section 16.1216, the Director of the Department of Planning Zoning, Director of the Department of Recreation and Parks and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for a variance with respect to **Section 16.1205(a)(3)** of the Forest Conservation Regulations. The purpose is to remove four (4) of the 23 specimen trees for a residential subdivision. The Directors deliberated the application in a meeting on December 14, 2023.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in an unwarranted hardship. This determination is made with consideration of the alternative compliance application and the six (6) items the applicant was required to address, pursuant to Section 16.1216:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

The property is mostly forested and contains 23 specimen trees. A perennial stream, wetlands and floodplain bisect the property parallel to MD-97. From the stream valley, the property moderately slopes upward to a flattened developable area, before sloping upward again to the property boundary. Because of the curvature of the property's frontage and the location of the environmental features, access to the subdivision is from an existing off-site shared driveway south of the property. To meet current design standards, the existing driveway must be widened to 18 feet within an existing 24-foot driveway easement and results in the removal of specimen trees #53 & 54. The developable area of the site is determined by the topography, environmental features and approved well and septic areas. The new driveway for proposed Lots 1 – 4 extends north of the existing driveway and runs between each lot's well and septic area, and results in the removal of specimen trees #12 & #47.

2. Describe how enforcement of the regulations would deprive the landowner of rights commonly enjoyed by others in similar areas;

The enforcement of the regulations would deprive the landowner of rights commonly enjoyed by others. The property has limited opportunity for access due to the curvature of the public road and presence of environmental

features at the property's frontage. The site access, environmental features and well and septic design prescribe the buildable area of the property, and results in impacts to four of the 23 specimen trees. The enforcement of the regulations would not allow the applicant to upgrade the existing driveway to current design standards and reduce the ability to provide driveway access to new lots. The ability to access a site and reasonably develop a property are rights commonly enjoyed by others in similar areas.

3. Verify that the granting of a variance will not adversely affect water quality;

There is no evidence that the granting of a variance will adversely affect water quality. The development is subject to the current Environmental Site Design criteria, which include micro-bioretenention facilities and drywells to address water quality. The sizing of the facilities is calculated by assuming the water quality discharged from these facilities will be comparable to woods in good condition. Stormwater management and soil erosion and sediment control measures will be implemented under the grading permit.

4. Verify that the granting of a variance will not confer on the applicant a special privilege that would be denied to other applicants;

The granting of this variance will not confer on the applicant a special privilege that would be denied to other applicants. The property has limited opportunity to provide vehicular access and the location of the specimen trees adjacent to the existing driveway and developable portion of the lot creates a practical difficulty that precludes reasonable development of the property.

5. Verify that the variance request is not based on conditions or circumstances which are the result of actions by the applicant;

The conditions and circumstances for this request are not the result of actions by the applicant. The conditions are based on the naturally occurring environmental features onsite and area suitable for private well and septic.

6. Verify that the condition did not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property; and

The intent of the regulation is to retain specimen trees during development. Although the off-site driveway is a condition on a neighboring property, the development of the subject property requires the off-site driveway to be widened and results in the removal of two specimen trees. Using an off-site driveway significantly reduces impacts to the environmental features.

Directors Action: Approval of alternative compliance of Section 16.1205(a)(3) is subject to the following conditions:

1. The alternative compliance approval grants the applicant the authority to remove four specimen trees as shown on the alternative compliance exhibit and the final supplemental plan (ST #12, 47, 53, 54). The removal of any other specimen tree on the subject property is not permitted under this approval.
2. The removal of four specimen trees is permitted and requires the planting of eight native shade trees onsite per Section 16.1216(d) of the Forest Conservation regulations. The trees shall be a minimum of 3" DBH and shall be shown on the final subdivision landscape and forest conservation plan sheets. The trees must be bonded along with the developer's required landscaping obligation.

DocuSigned by:

Lynda Eisenberg

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Lynda Eisenberg, AICP, Director
Department of Planning and Zoning

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N. Mooneyhan

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Nicholas Mooneyhan, Director
Department of Recreation and Parks

DocuSigned by:

Timothy Lattimer

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Timothy Lattimer, Administrator
Office of Community Sustainability

cc: Research
OCS
DPW
DRP



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

August 22, 2023

R. Jacob Hikmat
5550 Sterrett Place, Ste. 103
Columbia, MD 21044
Sent via email to jacobhikmat@yahoo.com

RE: WP-23-096 Hoods Mill Farm

Dear Mr. Hikmat:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Two copies of the exhibit/plan and the supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before October 6, 2023***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition. An additional fee of \$50.00 per section is required for any added sections to this request.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to planning@howardcountymd.gov for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

JS/js

cc: Research
DLD - Julia Sauer
Sam Alomer - MBA, Inc.
Jim Woods



May 26, 2023

R. Jacob Hikmat
5550 Sterrett Place, Ste. 103
Columbia, MD 21044
Sent via email to jacobhikmat@yahoo.com

RE: WP-23-096 Hoods Mill Farm

Dear Mr. Hikmat:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Copies of the exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before July 10, 2023***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
Sam Alomer - MBA, Inc.
Jim Woods



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

(410) 313-2350

DPZ Office Use only:

File No.

Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 806 ROUTE 97 RD, WOODBINE 21797

Subdivision Name/Property Identification: Hoods Mill Farm

Location of property: ADC MAP: 10, GRID B-4

Existing Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Tax Map: 8

Grid: 05

Parcel No: 314

Election District: FOURTH

Zoning District: RC-DEO

Total site area: 12.04 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:

F-22-050

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
16.102(c)(2)	Allow the subdivision to proceed without including the entire parcel.
16.120(c)(2)	Allow both created parcels to continue using the exiting ingress egress right of way to access Rt. 97
16.120(b)(iii)(b)	Allow floodplains, wetlands, streams, their buffers, and forest conservation easements on lots less than 10 acres
16.1205(a)(3)	Allow the removal of 4 specimen trees out of a total of 21 specimen.
16.116(a)	Allow grading in the wetland and stream and their buffers to upgrade the safety of the existing UIC driveway.

Signature of Property Owner:

Date:

4/18/23

Signature of Petitioner Preparer:

Date:

4.12.2023

Name of Property Owner: R. Jacob Hikmat

Name of Petition Preparer: Mildenberg Boender & Assoc.

Address: 5550 STERRETT PLACE - SUITE 103

Address: 8318 Forrest st.

City, State, Zip: COLUMBA, MD 21044

City, State, Zip: Ellicott City, MD 21043

E-Mail: jacobhikmat@yahoo.com

E-Mail: salomer@mba-eng.com

Phone No.:

Phone No.: 410-997-0296

Contact Person: Jacob Hikmat

Contact Person: Sam Alomer

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Owner's Authorization Attached