



# 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

October 11, 2023

Clarksville NL LLC  
c/o H&H Rock Companies  
6800 Deerpath Road, Suite 100  
Elkridge, MD 21075

RE: WP-24-028, Clarksville Crossing, Phase 2, Area 1

Dear Applicant:

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 October 10, 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 **Section 16.114(q) and Section 16.114(r)(6)** of the Subdivision and Land Development Regulations to extend the milestone deadline for final plat submission and to allow previous plan approvals and signatures to remain valid.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.114(q) and Section 16.114(r)(6) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) 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.**

Strict compliance to the regulations would result in unreasonable hardship and practical difficulties for the property owner. The property owner has been unable to submit the final plat originals by the stated deadline because of complications with drilling an adequate well on one lot, Lot 8, which has been in process but unsuccessful thus far, despite significant effort. The remaining 5 lots, Lots 5-7, 9, and 10 have all had wells drilled successfully. By strictly adhering to the regulations, all plans would be considered void, and the owner would be forced to start the plan review and approval process again. This would require the resubmission of a new application and plans that match the current approved plans which would result in an unreasonable hardship to the petitioner. All previous plans have been extensively reviewed by planning staff and have been granted technically complete approval and have received signatures. By extending the deadline date for final plat submission, the property owner would be given the opportunity to complete the drilling of all necessary wells and submit the final plat originals without restarting the review process. The granting of this alternative compliance would promote efficiency of the plan review process as it would allow the already approved plans to remain valid and signed.

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

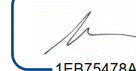
1. The deadline for submission of final plat originals is extended 100 days from the original submission date of August 26th, 2023 (on or before December 4, 2023).

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 requested alternative compliance 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:



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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/JL

cc: Research  
DLD - Julia Sauer  
Real Estate Services



**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Clarksville Crossing, Phase 2, Area 1

**Subdivision Name/Property Identification:** Clarksville Crossing, Phase 2, Area 1

**Location of property:** 6576 Prestwick Dr.

**Existing Use:** Field and Woods

**Proposed Use:** 6 Lots and 3 parcels

**Tax Map:** 34

**Grid:** 23

**Parcel No:** 301

**Election District:** 5th

**Zoning District:** RR-DEO

**Total site area:** 21

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:

Currently Active Plans: SP-20-001, WP-20-016, F-22-035

Road Construction Plans for F-22-035 have been signed. Successful wells have been drilled on lots 5-7 and 9-10. Lot 8 does not have an approvable well yet.

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
16.144(q), and (r)	General procedures regarding the subdivision process having to do with Final Subdivision Plat submission timeline and Status of Plans Which Do Not Meet Deadlines.

Section Reference No.	Brief Summary of Request

*See Next Page* [Redacted] Signature of Property Owner: [Redacted] Date: 09/18/2023

Signature of Petitioner Preparer: *[Handwritten Signature]* [Redacted] Date: 09/18/2023

Name of Property Owner: Clarksville NL, LLC Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 6800 Deerpath Road Suite 100 Address: 3300 North Ridge Road Suite 140

City, State, Zip: Elkridge, MD 21075 City, State, Zip: Ellicott City, MD 21043

E-Mail: amnimal@aol.com E-Mail: bei@bei-civilengineering.com

Phone No.: 410-579-2442 Phone No.: 410-465-6105

Contact Person: Mark Levv Contact Person: John Carnev

Owner's Authorization Attached

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