



# 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

April 16, 2020

Eva J. Nelson  
4472 Ilchester Road  
Ellicott City, MD 21043

Dear Mrs. Nelson:

RE: WP-20-086, Oak Hill Manor, F-19-003

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 16.144(p)** – requiring completion of the developer’s agreement within 120 days of receiving approval of the subdivision; and **Section 16.144(q)** - requiring the submission of the final plat for recordation within 180 days of receiving approval of the subdivision.

Approval is subject to the following conditions:

1. The developer’s agreement must be completed, and the original final plat must be submitted for signature approval and recordation within 60 days of the approval of this Alternative Compliance (**on or before June 15, 2020\***).
2. On the final plan (F-19-003), and all subsequent plans and/or plats, provide a general note with a brief description of alternative compliance approval (include requests, sections of the regulations, action and date).

Our decision was made based on the following:

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

The applicant is requesting an extension of time to complete the developer’s agreement requirements, and pursue the recordation of their plat. The developer had not received the finalized documents from DPW, Real Estate Services which will require signature approval by the mortgage lender. The developer is requesting additional time to secure the required signatures from the lender, HomeBridge Financial Services. Since the developer has no control over the mortgage lender, strict compliance with the regulations would result in an unreasonable hardship because a new final plan would need to be filed. The applicant is not seeking to change the design of the subdivision, but to continue through the final phases of the process. The denial of this request would be an unreasonable hardship.

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.

\*Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated and should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the order.

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

Sincerely,



Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/bl

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services  
F-19-003  
FCC



**DPZ Office Use only:**  
 File No. WP-20-086  
 Date Filed 3/2/20

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Oak Hill Manor, F-19-003

**Subdivision Name/Property Identification:** Oak Hill Manor, Lots 1 thru 8 & Open Space Lots 9 thru 12

**Location of property:** 4472 Ilchester Road, Ellicott City, Maryland 21043

**Existing Use:** Residential      **Proposed Use:** Residential

**Tax Map:** 31      **Grid:** 4      **Parcel No:** 618      **Election District:** First

**Zoning District:** R-ED      **Total site area:** 8.20 +/- 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-14-020V; ECP-15-043; SP-15-012; WP-16-115; PB 428; BA 749-D & BA 769-D; F-19-003.

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
16.144(p)	Completion of Developer's Agreements and Payment of Fees; Posting of Financial Obligations - To all the Applicant sufficient time to secure the written joinder and consent
continued	of the mortgage lender in order to subordinate the deed of trust to the legal effect of the developer agreements.
16.144(q)	Submission of Final Plat Original - To all the Applicant sufficient time to secure the written partial release of liens in order to permit the Applicant to convey unencumbered fee-
continued	simple title of the Open Space Lots 9 & 12 to Howard County and Lots 10 & 11 to the Homeowner's Association.

Signature of Property Owner: Eva J Nelson Date: 2/28/20

Signature of Petitioner Preparer: William E. Erskine Date: 2.28.2020

Name of Property Owner: Eva J. Nelson Name of Petition Preparer: William E. Erskine, Esq.

Address: 4472 Ilchester Road Address: 8171 Maple Lawn Boulevard, Suite 200

City, State, Zip: Ellicott City, MD 21043 City, State, Zip: Fulton, MD 20759

E-Mail: nelgang@aol.com E-Mail: werskine@offitkurman.com

Phone No.: 410-744-4218 Phone No.: 301-575-0363

Contact Person: Eva Nelson Contact Person: William Erskine

Owner's Authorization Attached