



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

January 24, 2022

R. Jacob Hikmat
7350B Grace Drive
Columbia, MD 21044

Sent via email to jacobhikmat@yahoo.com

RE: WP-20-105 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 January 21, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Sections 16.147, 16.120(c)(2) and 16.120(b)(4)(iii)(b)** of the Subdivision and Land Development Regulations to reconfigure Parcel 314, Parcels 1 and 2 by adjoiner deed instead of the subdivision plat process, to allow the proposed subdivision to use the existing 25-foot offsite access easement to Route 97 instead of obtaining access along the lot's frontage, and to allow environmental features on lots less than 10 acres.

The Department of Planning and Zoning finds that strict enforcement of Sections 16.147, 16.120(c)(2) and 16.120(b)(4)(iii)(b) would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was June 30, 2021. Additional information was not provided to the Department of Planning and Zoning prior to the deadline. Section 16.104(b)(1) states:

The developer has presented a petition demonstrating the desirability of waiver; if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.

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 (salomer@mba-eng.com)



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

January 13, 2021

R. Jacob Hikmat
7350-B Grace Drive
Columbia, Maryland 21044

RE: WP-20-105 Hoods Mill Road

Dear Mr. Hikmat,

Regarding the above referenced alternative compliance petition, this Division is advising you that no action can be taken until the attached comments are addressed.

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

The requested information and revised plans must be submitted to this Division within **45 days*** of the date of this letter (**on or before February 27, 2021**), or this Division will recommend that the Planning Director deny this alternative compliance petition.

*Please refer to the Department of Planning and Zoning website for current business processes during this time. **Please include a copy of this letter with your submission.***

*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. 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.**

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, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Please include a copy of this letter with your submission.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony M. Cataldo, Chief
Division of Land Development

AC/js

cc: Research
MBA
File
DLD – Julia Sauer



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3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

July 2, 2020

R. Jacob Hikmat
7350-B Grace Drive
Columbia, Maryland 21044

RE: WP-20-105 Hoods Mill Road

Dear Mr. Hikmat:

Regarding the above referenced alternative compliance petition, this Division is advising you that no action can be taken until the attached comments are addressed. Once submitted, this information will need to be uploaded into ProjectDox for the SRC agencies to review.

Two 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 for file retention. DPZ received comments from the following agencies:

Agency: DLD, DEH, DFRS, DED, SHA

The requested information/revised plans must be submitted to this Division within **45 days*** of the date of this letter (**on or before August 14, 2020**), or this Division will recommend that the Planning Director deny this alternative compliance petition.

Please refer to the Department of Planning and Zoning website for current business processes during this time. Submission material can also be emailed to planning@howardcountymd.gov for processing. Please include a copy of this letter with your submission.

***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. 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.**

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, please contact Julia Sauer at (410) 313-4342 or email at jsauer@howardcountymd.gov.

Sincerely,

Anthony Cataldo, Chief
Division of Land Development

AC/js
cc: Research
MBA
File
DLD – Julia Sauer



DPZ Office Use only:
 File No. *WP-20-105*
 Date Filed *5/20/20*

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:

Property is on Rt. 97. Property consists of 2 parcels. Parcel 2 fronting Rt. 97 (L 19063, F 428) . Parcel 1 (L 19063, F 428) is in the back of the property with no frontage to the public road. Both parcels utilize an exiting " 25' INGRESS, EGRESS, AND REGRESS RIGHT-OF-WAY L. 19063 F. 428" adjacent to the northern property line. The applicant requests that he is allowed to reconfigure the parcel lines without going through the subdivision process. Applicant also requests to allow environmental features on lots less than 10 Acres. Applicant request to allow access to continue from the exiting ingress egress easement.

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
16.147.	Allow the reconfiguration of the 2 parcels without going through Final subdivision plan and final plat
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

Signature of Property Owner:

[Redacted Signature]

Date:

5.13.2020

Signature of Petitioner Preparer:

[Redacted Signature]

Date:

5.13.2020

Name of Property Owner:

R. Jacob Hikmat

Name of Petition Preparer:

Mildenberg Boender & Assoc.

Address:

7350 b grace drive

Address:

7350 B Grace drive

City, State, Zip:

columbia, MD 21044

City, State, Zip:

Columbia, MD, 21044

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



Owner's Authorization Attached