



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

October 22, 2021

William E. Erskine, Esq.  
8850 Stanford Boulevard, Ste. 2900  
Columbia, MD 21045

RE: WP-22-039,7-Eleven Stevens Forest  
Village of Oakland Mills  
Virtual Meeting Request

Dear Mr. Sir or Madam:

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.

As of the date of this letter, 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 16.128(c)(1)** of the Subdivision and Land Development Regulations to allow the petitioner to host a virtual presubmission community meeting during the COVID-19 Howard County State of Emergency.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.128(c)(1) would result in unwarranted hardship. This determination is made with consideration of your alternative compliance application and the four (4) 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 Centers for Disease Control and Prevention (CDC) guidelines recommends limiting indoor gatherings. To allow the continuity of operations and essential functions related to construction, the Department of Planning and Zoning developed guidelines for conducting virtual meetings that must be met for approval of alternative compliance. This alternative process will allow applicants the same rights as others, to submit development plans, during a time when in-person events are restricted due to public health concerns.

**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 presubmission community meeting requirement is an administrative procedure required for most developments to begin the development process. Physical conditions of the property are not considered when applying the presubmission community meeting requirements. Therefore, this criterion does not apply.

**3. The variance will not confer to the applicant a special privilege that would be denied to other applicants.**

Alternative compliance to the physical meeting requirement will not confer a special privilege since it is the only means of conducting these meetings under CDC guidelines and will be needed for all applicants during this time. The pre-submission community will be held through virtual means and DPZ will require that guidelines be met to ensure that all necessary information is provided, and accommodations are made to assist people that may need assistance accessing technology.

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

Conducting a virtual presubmission community meeting will comply with the CDC guidelines, allow for social distancing and the policies enacted to protect the public during the COVID-19 pandemic.

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

1. The petitioner must comply with the Department of Planning and Zoning's Virtual Presubmission Meeting Guidelines for applying and hosting a virtual public meeting (attached).

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 will remain valid as long as the Howard County State of Emergency is in effect.

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

Sincerely,

DocuSigned by:

*Amy Gowan*

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Amy Gowan, Director

Department of Planning and Zoning

AG/ac/jw

cc: Research  
DLD - Julia Sauer  
WErskine@offitkurman.com



<b>DPZ Office Use only:</b> File No. Date Filed
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## ALTERNATIVE COMPLIANCE APPLICATION

<b>Site Description:</b>	7-Eleven Stevens Forest		
<b>Subdivision Name/Property Identification:</b>	Village of Oakland Mills		
<b>Location of property:</b>	5901 Stevens Forest Road, Columbia, Maryland 21045		
<b>Existing Use:</b>	Razed Lot	<b>Proposed Use:</b>	Convenience Store, Motor Vehicle Fueling Station & Car Wash
<b>Tax Map:</b>	36	<b>Grid:</b>	10
		<b>Parcel No:</b>	300
		<b>Election District:</b>	2nd
<b>Zoning District:</b>	NT (New Town)	<b>Total site area:</b>	1.7 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:

FDP-50-A, SDP-07-087, SDP-70-011, SDP-73-118.

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
16.128(c)(1)	<p>Due to the social distancing requirements mandated by state and local orders, it is necessary to hold a virtual pre-submission community meeting rather than an in-person meeting.</p> <p>Please see attached supplement and concept plans.</p>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: [Redacted] Date: [Redacted]

Signature of Petitioner Preparer: *William E. Erskine* Date: **October 19, 2021**

Name of Property Owner: [Redacted] Name of Petition Preparer: William E. Erskine, Esq.

Address: [Redacted] Address: 8850 Stanford Boulevard  
Suite 2900

City, State, Zip: [Redacted] City, State, Zip: Columbia, MD 21045

E-Mail: [Redacted] E-Mail: WErskine@offitkurman.com

Phone No.: [Redacted] Phone No.: 301-575-0363

Contact Person: [Redacted] Contact Person: Bill Erskine

Owner's Authorization Attached

Section Reference No.	Brief Summary of Request

**OWNER'S WRITTEN AUTHORIZATION**


Petitioner/Applicant: Reliable Real Estate Services, LLC

To Howard County, Maryland & Oakland Mills Community Association:

The undersigned property owner having an interest in the real property known and described as: Tax Map 36; Parcel 300; Lot 8 having a street address of 5901 Stevens Forest Road, Columbia, Maryland 21045 do hereby authorize, consent to and permit the above named Petitioner/Applicant to petition and apply to Howard County, Maryland and the Oakland Mills Community Association for the approval of architectural plans and/or a site development plan for a gasoline service station, convenience store and carwash on the above described property. The undersigned owner does further authorize the Petitioner/Applicant to apply for and petition Howard County, Maryland for the approval and issuance of all required waivers, variances, alternative compliances, and permits as may be necessary or desirable to implement the Petitioner's development plan in relation to the aforementioned redevelopment project.

**PROPERTY OWNER:**

**OAKLAND FOREST, LLC**

By:  (SEAL)  
Kirit Parmar, Manager  
4/14/2021