



# 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

July 6, 2022

Hill Huang  
1918 Panarama Ct.  
McLean, Virginia 22101  
Via email: [hillhuang@yahoo.com](mailto:hillhuang@yahoo.com)

RE: WP-22-109 The Aerie in Elkridge

Dear Mr. Huang:

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 July 5, 2022 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 16.144(p) and Section 16.144(q)** of the Subdivision and Land Development Regulations for reactivation of the final plan and an extension of the deadline dates.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) and Section 16.144(q) 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):

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

The applicant is requesting an additional 12-month extension for each of the deadlines for the submission of the Developer's Agreement and the record plat, so that they can redesign the current layout of the proposed development. The applicant has previously received an auto-extension through the State of Emergency Order and a 9-month extension under WP-22-013. The developer is seeking additional time to explore alternatives to the proposed layout of the 12-lot subdivision, due to the large amount of earth movement and infrastructure that the approved layout required. Approval of an additional extension will allow the team more time to investigate alternatives and determine if they will be moving forward with the currently approved plan or pursuing a revised sketch plan application.

The goal is to achieve a design that better addresses resources and limits the intensity of construction and the applicant would endure unreasonable hardship if the request was denied. The changes anticipated may result in a revision to the existing Sketch plan, which would create a new Final plan and plat and set new deadlines for the subsequent plan submission deadlines. The applicant has presented an updated concept drawing to DPZ but there have been no formal plan submissions for evaluation within the previous extension of time. As such, DLD is recommending approval of a **4-month extension of time** for the applicant to determine the development's path forward and to make a formal Amended Sketch Plan submission for review or move forward with the submission of currently approved plans. Absent a new plan submission, this extension request may be the last considered by DPZ.

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

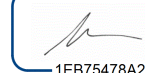
1. Completion of the Developer's Agreements and payments of fees with **4 months** of the date of alternative compliance approval (**on or before November 6, 2022**). The Department of Public Works will provide a written receipt indicating this requirement has been met. The receipt from Real Estates Services Division **must** accompany the submission of the record plat originals.
2. Submission of the original Final Plat to the Division of Land Development for signature approval and recordation within **4 months** of the date of alternative compliance approval (**on or before November 6, 2022**).
3. On the final plan, and all subsequent plans, provide a general note with a brief description of the alternative compliance approval (include requests, sections of the regulations, action, and date).

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 this requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/kb

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Benchmark Engineering, Inc: [bei@bei-civilengineering.com](mailto:bei@bei-civilengineering.com)



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

(410) 313-2350

DPZ Office Use only:

File No. *WP 22 109*

Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** 12 SFD lots and 1 open space lot

**Subdivision Name/Property Identification:** The Aerie in Elkridge

**Location of property:** located at the terminus of South Hanover Drive

**Existing Use:** residential      **Proposed Use:** residential

**Tax Map:** 38      **Grid:** 14      **Parcel No:** 232      **Election District:** 1

**Zoning District:** R-12      **Total site area:** ~5.25 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:

ECP-19-028; S-19-004; WP-19-053; P-20-003; F-20-070; WP-22-013

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 (p & q)	We are requesting a time extension for <del>the</del> <sup>the</sup> execution of the Developer's Agreement and recordation of the Plat of Subdivision



Section Reference No.	Brief Summary of Request

Signature of Property Owner: Hill J. Huang Date: April 13, 2022

Signature of Petitioner Preparer: C. Malagari Date: April 12, 2022

Name of Property Owner: Hill Huang Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 1819 Panarama Ct. Address: 8480 Baltimore National Pike Suite 315

City, State, Zip: McLean, VA. 22101 City, State, Zip: Ellicott City, MD. 21043

E-Mail: hillhuang@yahoo.com E-Mail: bei@bei-civilengineering.com

Phone No.: 571-243-3441 Phone No.: 410-465-6105

Contact Person: Hill Huang Contact Person: Chris Malagari

Owner's Authorization Attached