



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

September 28, 2022

Kirit Parmar
Oakland Forest LLC
12620 Clarksville Pike
Clarksville, MD 20777

RE: WP-23-008, 5901 Stevens Forest Road (7-11 Oakland Mills Village Center/SDP-22-027)

Dear Mr. Parmar:

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 September 23, 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 16.156(g)(2)** of the Subdivision and Land Development Regulations to request a 90- day extension to the deadline to resubmit plans.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) 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.

Following a continuation of the FDP amendment meeting, on August 18, 2022, the Howard County Planning Board approved an amendment to the Final Development Plan to permit a motor vehicle fueling facility as a specific permitted use on the Lot 8 and confirmed the criteria used to review the SDP for the use on site. This approval was granted after the July 23, 2022 resubmission date creating an unreasonable hardship for the team to resubmit absent the input of the Planning Board. This in conjunction with the comments received regarding the number of access points and the application of the forest conservation act for the site which impact overall circulation, grading and the limits of disturbances, require additional analysis by the design team. These updates may also impact the supplementary reports to justify the resubmitted design. This extension provides additional time to evaluate plan modifications, trees on site, and determine if additional alternative compliance is required for removal of a specimen trees. No SRC agencies presented any concerns with the extension request. Approval of this alternative compliance request promotes efficiency of the plan review process.

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

1. Resubmit SDP-22-027, 7-11 Stevens Forest at the Village of Oakland Mills, within 90-days of the original deadline **(on or before October 21, 2022)**.

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 valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:


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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DLD - Julia Sauer
Real Estate Services
Bohler Engineering
William Erskine



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

(410) 313-2350

DPZ Office Use only: File No. Date Filed
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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 5901 Stevens Forest Rd, Columbia, MD 21045

Subdivision Name/Property Identification:

Location of property: 5901 Stevens Forest Rd, Columbia, MD 21045

Existing Use: Vacant - previously gas station **Proposed Use:** gas station with convenience store

Tax Map: 36 **Grid:** 10 **Parcel No:** 300 **Election District:** 2

Zoning District: NT **Total site area:**

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-22-011, SDP-22-027, FDP-50-A-1

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
16.156(g)(2)	Additional Information: Requesting approval of a 90 day extension to the revised submission deadline to adequately prepare the design waiver for the existing entrances on Stevens Forest road and Robert Oliver Place, at the County's request. Time is also needed to allow for the County's review of the design waiver documents, and for discussion and revisions of the SDP.

RP 7/18/22

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *K. Ramo*, PRESIDENT Date: 7/15/22

Signature of Petitioner Preparer: *E. McWilliams* Date: 7/19/22

Name of Property Owner: Oakland Forest LLC
Address: 12620 Clarksville Pike

Name of Petition Preparer E. McWilliams, Bohler Engineering VA, LLC
Address: 901 Dulaney Valley Rd

City, State, Zip: Clarksville, MD 20777

City, State, Zip: Towson, MD 21204

E-Mail:

E-Mail: emcwilliams@bohlereng.com

Phone No.: 443-332-6383

Phone No.: 410-821-7900

Contact Person: Kirit Parmar

Contact Person: Eric McWilliams

Owner's Authorization Attached