



# 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

December 29, 2022

Hill Huang  
1819 Panarama Ct.  
McLean, VA 22101  
Via email: [hillhuang@yahoo.com](mailto:hillhuang@yahoo.com)

RE: WP-23-049 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 December 22, 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 to extend the deadline dates for the final plan milestone requirements.

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 [four (4) items OR 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.**

The applicant is requesting an additional 8-month extension for each of the deadlines for the submission of the Developer's Agreement and the record plat, so they can redesign the current layout of the proposed development. Previously approved extension requests have provided the time required to redesign the property and the applicant was able to submit an amended sketch plan which was accepted for review by the Division of Land Development on October 2, 2022.

The overall goal of the new amended sketch plan is to achieve an overall design that better addresses resources and limits the intensity of construction on this environmentally sensitive site. The recent S-23-001 submission is currently in review by SRC agencies. Once this new plan is approved, it will replace the old S-19-004 plan and will establish new milestone dates for the project to move forward with. The approval of an eight-month extension should provide the time required for staff to review the amended sketch plan for approval. Strict compliance with the regulations would require the applicant to complete the developer's agreements, post bonds, and submit final plans and plats for the currently approved plan (which includes a new public street) while actively pursuing a reduced density, less impactful plan. Approval of this extension request will allow adequate time for SRC agencies to review the amended sketch plan for code compliance while maintaining approval of the current F-20-070 plan, therefore promoting efficiency of the plan review process.

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

1. Completion of Developer's Agreements and payment of fees within **8 months** of the date of alternative compliance approval (**on or before August 22, 2023**). The Department of Public Works will provide a written receipt indicating this requirement has been met. The receipt from Real Estate Services Division **must** accompany the submission of the record plat originals.
2. Submission of the Final Plat to the Division of Land Development for signature approval and recordation within **8 months** of the date of alternative compliance approval (**on or before August 22, 2023**).
3. On the final plat, 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 the 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:

 for

Anthony Cataldo, AICP, Chief

Division of Land Development

AC/kb

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Benchmark Engineering, Inc



**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

**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; WP-22-109

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: *Will J. Huang* Date: *NOVEMBER 1, 2022*

Signature of Petitioner Preparer: *Chris Malagari* Date: *NOVEMBER 1, 2022*

Name of Property Owner: Hill Huang

Address: 1819 Panarama Ct.

City, State, Zip: McLean, VA. 22101

E-Mail: hillhuang@yahoo.com

Phone No.: *571-243-3441*

Contact Person: Hill Huang

Owner's Authorization Attached

Name of Petition Preparer: Benchmark Engineering, Inc.

Address: *3300 N. RIDGE ROAD*  
*SUITE 140*

City, State, Zip: Ellicott City, MD. 21043

E-Mail: bei@bei-civilengineering.com

Phone No.: 410-465-6105

Contact Person: Chris Malagari