



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Voice/Relay

Brian Shepter, Acting Director

FAX 410-313-3467

April 21, 2023

Clarksville Freestate, LLC
Oxford Hills, LLC
P.O. Box 417
Ellicott City, MD 21043

RE: WP-23-091 Erickson- Oxford Hills

Dear Sir/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 project was reviewed.

On April 20, 2023 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(i)(2)** of the Subdivision and Land Development Regulations to extend the resubmission deadline for the Preliminary-Equivalent Sketch Plan (SP-23-001).

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

The request for a 60-day extension results from continued discussions with DPZ and the Subdivision Review Committee (SRC) agencies to resolve outstanding review comments generated during the initial submission. The complexity of the review comments and the overall size of the development result in a unique scenario and the standard 45-day deadline does not give the development team enough time to adequately address the comments. Discussions with agency staff have been held to resolve comments and to confirm a design approach that satisfies both the needs of the development and the County's requirements. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team to redesign the current plans in process to address the outstanding regulatory compliance comments of the SRC.

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

1. The deadline for resubmission of SP-23-001 is extended 60 days from the previous deadline date (**on or before June 8, 2023**). The plan markups and comments in ProjectDox must be addressed in a revised plan submission on or before June 8, 2023. Please provide a copy of the Alternative Compliance decision letter when resubmitting the Preliminary-Equivalent Sketch Plan to DPZ.
2. Include the Alternative Compliance file number (WP-23-091) in the General Notes on SP-23-001.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date in a General Note on SP-23-001. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:

 for

Anthony Cataldo, AICP, Chief

Division of Land Development

AC/eb

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



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 *WP-23-091*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Parcels 100, 185, 259, Clarksville Pike
Subdivision Name/Property Identification: Erickson - Oxford Hills, SP-23-001
Location of property: Parcels 100, 185, 259, Clarksville Pike
Existing Use: Agriculture **Proposed Use:** CCRC & Conv. Store
Tax Map: 28, 34, 35 **Grid:** 24, 06, 01 **Parcel No:** 100, 185, + **Election District:** 5
Zoning District: CEF-M / B-2 **Total site area:** 62.29 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:

Zoning Board Case No. 1118M, ECP-23-026, SP-23-001

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
16.144(i)(2)	Additional Information: Requesting approval for a 60-day extension to the revised plan submission deadline to adequately analyze the requests received by the County and ultimately make the necessary plan and computational updates to resubmit +

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

Signature of Petitioner Preparer:  Date: 4/3/23

Name of Property Owner: Clarksville Freestate, LLC
Oxford Hills, LLC Name of Petitioner Preparer: Oxford Hills, LLC

Address: P.O. Box 417 Address: 701 Maiden Choice Lane

City, State, Zip: Ellicott City, MD 41041 City, State, Zip: Baltimore, MD 21228

E-Mail: [Redacted] E-Mail: [Redacted]

Phone No.: [Redacted] Phone No.: (410) 402-1743

Contact Person: [Redacted] Contact Person: Priya Prasad

Owner's Authorization Attached

CLARKSVILLE FREESTATE LLC
P.O. Box 417
FELLSGOTT CEM, MD 21041

November 30, 2022

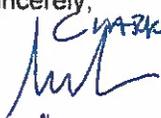
Re: Owner's Authorization to Make Submissions for the Erickson/Oxford Hills development on behalf of Clarksville Freestate LLC

To Whom It May Concern:

Please be advised that Oxford Hills, LLC has been granted the right to submit and obtain approval of any and all applications for the future development of the property located at 12170 Clarksville Pike, Tax Map 35, Grid 1, Parcel 259, such as Environmental Concept Plans, Site Development Plans, alternative compliance requests, design manual waiver requests, necessary disturbance requests, as well as any other applications for permits, waiver or variances to any Federal, State, and local jurisdictions or other organizations that Oxford Hills, LLC deems appropriate in order to achieve plan approvals.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

CLARKSVILLE FREESTATE LLC


Steve Breeden MEMBER
sbreeden@sdcgroup.com