



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

May 8, 2023

Hill Huang
Trotter 5857, LLC.
1819 Panarama Ct.
McLean, VA 22101
Via Email: hillhuang@yahoo.com

RE: WP-23-098 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 May 4, 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 16.146** of the Subdivision and Land Development Regulations to provide relief of the requirement of processing a Preliminary Plan and to proceed directly to the Final Plan stage after the Sketch Plan.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.146 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.

Strict compliance with the regulations would require the applicant to submit a formal Preliminary Plan prior to the Final Subdivision Plan. The applicant has modified their previous subdivision plan and is currently proposing a major subdivision with 8 buildable lots which will have access via a private driveway from South Hanover Road. There will be minimal public road improvements and no new public roads associated with the proposed development. Changes to existing water and sewer plans from the prior subdivision layout will be processed as a redline with the submission of the final plans. Approval of the alternative compliance promotes efficiency of the plan review process as the Final Plat and Site Development plans will include all relevant information needed for the review of the subdivision in accordance with the County Regulations. Submission of a Preliminary Plan would result in an unreasonable hardship since a Preliminary Plan will not show any information that will not be provided on the Final Plat and Site Development Plan.

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

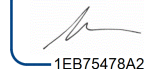
1. Submission of the Final Plan and Site Development Plan shall be submitted to the Department of Planning and Zoning to be reviewed and approved by SRC in compliance with the milestones established by the Adequate Public Facilities Ordinance, within four months of approval of the sketch plan (**on or before August 11, 2023**).

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at 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.



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-23-098**
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Proposed 8 Residential Lots

Subdivision Name/Property Identification: The Aerie in Elkridge

Location of property: 6399 Anderson Avenue

Existing Use: Residential

Proposed Use: Residential

Tax Map: 35

Grid: 14

Parcel No: 232

Election District: 1

Zoning District: R-12

Total site area: 5.25 AC.

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, P-20-003, F-20-070, WP-19-053, WP-22-013, WP-22-109, S-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. Please use the additional page if needed.

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
| 16.146 | Preliminary Plan Process |
| | |

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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Signature of Property Owner: *Hill J. Huang* Date: 4/27/2023

Signature of Petitioner Preparer: *J. Ogle* Date: 4/27/2023

Name of Property Owner: Trotter 5857, LLC Name of Petition Preparer: Benchmark Engineering, Inc.

Address: 1819 Panarama CT. Address: 3300 North Ridge Road Suite 140

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.: 443.250.1555 Phone No.: 410.465.6105

Contact Person: Hill Huang Contact Person: Chris Ogle

Owner's Authorization Attached