



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

November 9, 2023

Essex, LLC  
Attn: Eddie Lichter  
PO Box 5992  
Baltimore MD 21282  
Sent via email to [eddie@weinmancompany.com](mailto:eddie@weinmancompany.com)

RE: WP-24-014 Weinman Apartments (S-23-002)

Dear Mr. Lichter:

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 November 9, 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 **Sections 16.120(a) and 16.119(f)(1)** of the Subdivision and Land Development Regulations to allow mixed use development to have two vehicular access drives from US Route 1/Washington Boulevard (intermediate arterial) and one access drive from Quidditch Lane (minor collector).

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.120(a) and 16.119(f)(1) 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 you were required to address, pursuant to Section 16.104(a)(1):

**1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;**

The subject property has public road frontage on US Route 1/Washington Boulevard (intermediate arterial) and Quidditch Lane (minor collector). When the property was originally developed as a warehouse and distribution center, the only public road frontage was onto US Route 1. Subsequently, Quidditch Lane was constructed to the rear of the property for the Morris Place residential development (approx. 2015). The existing commercial building has three access drives directly onto US Route 1. The applicant is proposing to redevelop the property into a mixed-use development with two access drives onto US Route 1 and one access drive onto Quidditch Lane. The regulations dictate that lots shall not derive direct access from arterial highways. Where lots abut such roadways, access to the lots shall be from a lower classification public road. If the development is required to provide access only from Quidditch Lane, customers of the commercial portion of the development and future residents would be required to enter the site by a circuitous route through other residential neighborhoods, which is not visible or obvious from the site's main frontage on US Route 1. Strict conformance with the requirements will deprive the applicant the ability to continue direct access from US Route 1, which is a right commonly enjoyed by other property owners in this area.

**2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;**

Quidditch Lane was designed as a residential public road internal to Morris Place subdivision and was not necessarily designed with the intent to provide access for future redevelopment of the subject property. Quidditch Lane includes parallel parking spaces and heavy landscape buffering adjacent to the existing commercial property. Grading of Quidditch Lane adjacent to the subject property is steep and the proposed roadbed is approximately 10%, which is not optimum for larger service vehicles. Forcing all vehicles to Quidditch Lane would create unnecessarily heavy traffic loads for the existing residents of Morris Place and Blue Stream.

**3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;**

Approval of this alternative compliance request will not confer to the applicant a special privilege since the nonresidential development currently has three access points to US Route 1, which is typical of parcels adjoining the Route 1 corridor.

**4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.**

Approval of the alternative compliance will not be detrimental to the public health, safety or welfare, or injurious to other properties because the site currently has multiple access points on US Route 1. Full compliance with the regulations would increase the traffic load for the adjoining Morris Place and Blue Stream residential developments. The proposed means of vehicular access provides safe and adequate access to the site and complies with the frontage requirements of the Route 1 Manual to provide safe pedestrian traffic patterns. The Department of Fire and Rescue requires at least two access points to the property and access around the building. A direct driveway connection from US Route 1 is preferable for responding emergencies services and an emergency access from US Route 1 is require even if two access points were provided from Quidditch Lane.

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

1. Access along US Route 1/Washington Boulevard is restricted to the access points approved by the State Highway Administration.

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 Julia Sauer at (410) 313-2350 or email at [jsauer@howardcountymd.gov](mailto:jsauer@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/js

cc: Research  
DLD - Julia Sauer  
Benchmark Engineering ([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-24-014**

Date Filed **7/19/23**

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** 233 Apartments, 24 Townhomes and Commercial Space

**Subdivision Name/Property Identification:** Weinman Apartments

**Location of property:** 7450 Washington Boulevard

**Existing Use:** Commercial and warehouse

**Proposed Use:** Multifamily residential, single family attached, commercial

**Tax Map:** 43

**Grid:** 004

**Parcel No:** 569

**Election District:** 1

**Zoning District:** CAC-CLI

**Total site area:** 9.36

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:

SDP-78-117, SDP-85-090, ECP-23-004, S-23-002 (currently in review)

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
16.119(a) 16.120(a)	This project seeks relief from the site access restriction to arterial highways.
16.119(f)	This project seeks permission to provide access points to US-1, including a 'left turn in' and a 'signal controlled entrance-exit at Kit Kat Road, along with driveway connection to Quidditch Lane.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date: 7/17/223

Signature of Petitioner Preparer:



Date: 7/17/23

Name of Property Owner: Essex, LLC

Name of Petition Preparer: Benchmark Engineering, Inc

Address: PO Box 5992

Address: 3300 North Ridge Road, Suite 140

City, State, Zip: Baltimore, MD 21282

City, State, Zip: Ellicott City, MD 21043

E-Mail: eddie@weinmancompany.com

E-Mail: bei@bei-civilengineering.com

Phone No.: 410-653-1080

Phone No.: 410-465-6105

Contact Person: Eddie Lichter

Contact Person: Alice Miller

Owner's Authorization Attached