



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

September 21, 2023

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

RE: WP-24-026 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 September 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(d)(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(d)(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 regarding the final design approach and required submission materials. 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. The Development team is requesting additional time to investigate and design solutions to provided comments regarding a private water loop, the final configuration of the Public Access Road and the required MD Route 108 streetscape improvements. Requiring the team to resubmit a new application and plan matching the one in process and review by Agencies would be an unreasonable hardship. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team to continue working on the current plans in process to address the outstanding regulatory compliance comments of the SRC.

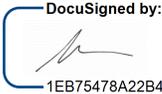
Approval of this Alternative Compliance is subject to the following conditions:

1. The deadline for resubmission of SP-23-001 is extended 60 days from the previous deadline date (**on or before November 6, 2023**). The plan markups and comments in ProjectDox must be addressed in a revised plan submission on or before November 6, 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-24-026) 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 on the preliminary-equivalent sketch plan (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:
1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

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



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) 16.144(d)(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: 9/6/2023

Name of Property Owner:

Clarksville Freestate, LLC
Oxford Hills, LLC

Name of Petition 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
FELLS COTT COM, MD 21041

November 30, 2022

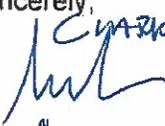
Re: Owner's Authorization to Make Submissions for the Erickson/Oxford Hills development on behalf of Clarksville Freestate LLC

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