



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

January 17, 2024

Mitron Parcel 1 LLC
c/o H&H Rock Companies
6800 Deerpath Road #110
Elkridge, MD 21075

RE: WP-24-060, The Highlands (Lyhus Property)

Dear Applicant:

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.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(r)(3) and Section 16.156(g)(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):

The applicant is requesting a 60-day extension to the revised plan resubmission date for SDP-23-018 and F-23-023 per the DPZ August 24, 2023 revised plans letter and subsequent October 10, 2023 email granting a government delay extension deadline to December 7, 2023. Due to the complexity of the site design and multi-agency review of the improvements relating to the proposed multi-use septic system and combined wells, additional time is being requested in order to receive feedback and work through processes with MDE and the Health Department. Additional time is needed to compile all comments and coordinate with those specific agencies to address the remaining issues prior to resubmission. After the remaining issues have been resolved, final updates can be made to the site designs to complete the design for the proposed Highlands Community. A meeting with MDE was held on November 8, 2023 that determined that the design team would propose updates to the site design, including alternate well locations so chlorination would not be required. Alternative locations were provided to MDE on November 15, 2023 which are under review and are pending confirmation. A subsequent meeting was held on November 20, 2023 with MDE and the Department of Health to go over revised designs and to provide clarification of the additional details required. Given the timing of the meetings and information received, additional time is required to adequately analyze the impact of agency requests and to make the required plan and computational updates beyond the established milestone deadline. Strict compliance with the regulations would require the applicant to submit a new Site Development Plan and associated Plat for the proposed project which would result in an unreasonable hardship. Approval of the alternative compliance promotes efficiency of the plan review process.

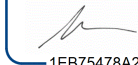
Approval of this Alternative Compliance is subject to the following conditions:

1. The Site Development Plan, SDP-23-018 (The Highlands) shall be resubmitted within 90 days of the prior deadline date (on or before March 6, 2024).
2. The Final Plat, F-23-023 (The Highlands) shall be resubmitted within 90 days of the prior deadline date (on or before March 6, 2024).
3. The submitted site development plan and plat must address the associated review comments and remaining outstanding processes from the plan review agencies.
4. Add the Alternative Compliance Request number, purpose, section, date, and conditions on all subsequent plan submissions.

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 the time period specified in the conditions of approval.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/NH

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

Section Reference No.	Brief Summary of Request

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

Signature of Petitioner Preparer:  Date: 12/7/2023

Name of Property Owner: Mitron Parcel 1, LLC and Mitron Parcel 2, LLC C/O H&H Rock Companies Name of Petition Preparer: Bohler

Address: 6800 Deerpath Road #100 Address: 901Dulaney Valley Road, Suite 801

City, State, Zip: Elkridge, MD 21075 City, State, Zip: Towson, MD 21024

E-Mail: jfraser@handrock.com E-Mail: mpohlhaus@bohlereng.com;crissie.evans@bohlereng.com

Phone No.: 410-567-1046 Phone No.: 410-821-7900

Contact Person: James Fraser Contact Person: Matthew Pohlhaus/Crissie Evans

Owner's Authorization Attached

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