



# 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

May 9, 2024

Robert Adair  
2816 Hillsdale Road  
Baltimore, MD 21207

RE: WP-24-067, Oakland Mills Road subdivision (Adair  
Subdivision)

Dear Mr. Adair:

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 8, 2024 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **denied** your request for alternative compliance with respect to **Section 16.119(f)(1) and Section 16.127(c)(4)(i)** of the Subdivision and Land Development Regulations to subdivide the parcel into 2 residential lots with separate driveways. One lot is proposed with direct access from Oakland Mills Road (major collector) and the other lot is proposed with access from Cartersville Road (local road).

The Department of Planning and Zoning finds that strict enforcement of **Section 16.119(f)(1) and Section 16.127(c)(4)(i)** of the Subdivision and Land Development Regulations would not result in an unreasonable hardship or practical difficulty. The following factors were considered in making this determination:

***The applicant was advised that additional information was required to process the alternative compliance request. The deadline to provide the additional information was April 13, 2024. Section 16.104(b)(1) states: The developer has presented a petition demonstrating the desirability of a waiver; if the County requests additional justifying information, the information must be submitted within 45 days of the Department's letter of request. If the information is not submitted by the deadline, the Department shall deny the petition.***

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

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jam

cc: Research / DLD - Julia Sauer / Real Estate Services / Richard Sobott, DCI Engineers



# 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

February 28, 2024

Robert C. Adair  
2816 Hillsdale Road  
Baltimore, MD 21207

RE: WP-24-067 7320 Oakland Mills Rd  
(associated with F-24-014- Adair's Subdivision)

Dear Mr. Adair:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed.

Two copies of the exhibit/plan and any supplemental information and a response letter to the comments should be submitted to this Division for distribution.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before April 13, 2024\***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

**In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials must be received on or before the due date. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing. **Please include this letter with your submission as it will serve as the checklist for staff.**

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

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/eb

Attachments: DLD comments

cc: Research  
DLD - Julia Sauer  
Richard Sobott- DCI



**DPZ Office Use only:**  
 File No. *WP-24-027*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** See attached word document

**Subdivision Name/Property Identification:** 7320 Oakland Mills Subdivision

**Location of property:** 7320 Oakland Mills Road Columbia MD 21046

**Existing Use:** Residential      **Proposed Use:** Residential

**Tax Map:** 0042      **Grid:** 0010      **Parcel No:** 0221      **Election District:** 06

**Zoning District:** R-20      **Total site area:** 0.78 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 22-073 approved

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
Section 16.119.f(1)	<p>The referenced section of the subdivision regulations says, where.... residential subdivision fronts a major collector, the street layout should provide vehicular access to the subdivision by a lower classification public road, except as provided in paragraph (3) of this subsection. We are requesting that lot 1 be granted direct access to Oakland Mills Road (a major arterial). Section 16.119(3) allows for such connection if no other means of access except from a driveway that meets the minimum sight distance requirements of the Design Manual. This driveway connection is requested because all other options have been exhausted. The options considered were as follows:</p> <ol style="list-style-type: none"> <li>1. Connecting to Hidden Cove Road to the north. There is a narrow HOA property between Lot 1 and Hidden Cove Road. The HOA would not grant access because they are parallel parking along Hidden Cove Road and do not want to lose any parking.</li> <li>2. Connecting to Cartersville Road to the south. Section 16.119(c) does not allow any grading within 30 feet of a cemetery so any connecting driveway would have to pass across the front yard on Lot 2. Section 16.120(2) would require this connection be made using a pipestem lot, but the Lot 2 front set back from such a pipe stem, would render that Lot 2 undevelopable because the resulting front and back set backs. In lieu of a pipe stem an easement could be provided across the front yard but that would require an alternative compliance and the result is undesirable. This alternate is shown on the Alternate 1 plans.</li> </ol> <p>It should be noted that there is an existing single family house on this property that already has driveway access to Oakland Mills Road. Driveway connections to Oakland Mills Road in this area are quite common, of the 10 residences to the south on the same side of the street 9 have driveway access to Oakland Mills Road. The posted speed in this area is 35 mph, the road is flat and straight, so intersection sight distance is adequate. The elementary school across the street and the design speed reduces to 25 mph during school hours.</p>
Section 16.127(4)(i)	<p>The referenced section limits adjoining driveway entrances, it says a shared use-in-common driveway must be provided in accordance with the Design Manual. We are requesting that each lot have its own driveway access. It should be noted these driveways will connect to different roads. Lot 1 will connect to Oakland Mills Road and Lot 2 will connect to Cartersville Road. These same connections are already being used by the two existing buildings on this lot. As described in the discussion under the Section 13.119.f(1) alternative compliance request, the only viable connection for the Lot 1 driveway is to Oakland Mill Road. The owner of Lot 2 is handicapped and has hired an architect to design a custom single story home. As a result the home has a large foot print with a side load garage. It is not possible or desirable to have this lot access Oakland Mills Road so it will connect to Cartersville road using a short 30 foot long driveway apron</p>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Robert C. Adair* Date: 5-9-2023

Signature of Petitioner Preparer: *Richard Sobott* Date: 5/9/23

Name of Property Owner: Robert C Adair Name of Petition Preparer: Richard Sobott

Address: 2816 Hilldale road Address: 8950 Route 108 E Suite 229

City, State, Zip: Baltimore, MD, 21207 City, State, Zip: Columbia, MD, 21045

E-Mail: wtwillis@msn.com E-Mail: rsobbott@dciengineers.com

Phone No.: 410-499-4292 Phone No.: 410-300-6530

Contact Person: Winfield Willis Contact Person: Richard Sobott

Owner's Authorization Attached

May 9, 2023

7320 Oakland Mills Road  
Columbia MD 21046

Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Project: 7320 Oakland Mills Road Columbia MD 21046  
ECP 22-073

Dear Sirs:

I hereby authorize Daniel Consultants to submit alternative compliance request and Site Development Plans and other related documents on my behalf for the above referenced project.

Please contact me at [adairfr@aol.com](mailto:adairfr@aol.com) or 254-681-1559 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Robert C Adair". The signature is written in a cursive style and is placed over a light blue rectangular background.

Robert C Adair