



# 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

April 8, 2024

Patuxent Owner LP  
Attn: Elizabeth Everhart  
Sent via email to [everhart@missionfirsthousing.org](mailto:everhart@missionfirsthousing.org)

RE: WP-24-086 Patuxent Commons

Dear Ms. Everhart:

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 April 8, 2024 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 16.144(r)(6) and 16.156(m)** of the Subdivision and Land Development Regulations to reactivate the final subdivision plat and extend the deadline dates to submit the final plat and site development plan originals.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(r)(6) and 16.156(m) 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 purpose of this alternative compliance petition is to grant the applicant a time extension to submit the final plat and site development plan originals. The proposed site development plan is for a 76-unit apartment building and associated site improvements. The final plat is to consolidate the parcels and establish public and private easements. The final plat was determined approvable on August 7, 2023. The SDP was determined technically complete on November 1, 2023, almost three months later due to the requirement to have a Planning Board hearing. The Developer Agreement preparation begun in December and was not issued until February 21, 2024, after the deadline for the final plat submission. The developer team has had some additional difficulties in the preparation of the Developer's Agreement due to a portion of the forest conservation obligation being satisfied off-site on the adjacent Hidden Ridge property. The development team has requested a time extension to allow more time to coordinate documents with the adjacent property. Strict compliance with the Regulations would result in an unreasonable hardship for the applicant since it would require the submission of a new Final Plat and SDP application, payment of fees, etc. all matching the plan which is current in process. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team more time to complete the development process.


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

1. The deadline date to submit the final plat originals (F-23-044) is extended 30 days from the date of this letter (**on or before May 8, 2024**).
2. The deadline date to submit the site development plan originals (SDP-23-026) is extended 60 days from the previous deadline date from April 29, 2024, to **on or before June 28, 2024**.
3. Include the alternative compliance petition decision as a general note on the final plat and site development plan. This note should include the petition's file number, the regulatory section of the request, the decision date, and the condition of approval.

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 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  
Real Estate Services  
GLW – Todd Reddan ([treddan@glwpa.com](mailto:treddan@glwpa.com))  
GLW – Morgan Bell ([mbell@glwpa.com](mailto:mbell@glwpa.com))  
Sophie Nivinsky ([bitsytoocomcast.net](mailto:bitsytoocomcast.net))  
Raya Armaly ([rarmaly@gmail.com](mailto:rarmaly@gmail.com))  
Theresa Ballinger ([tballinger@howard-autism.org](mailto:tballinger@howard-autism.org))  
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**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-24-0880*  
 Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Northeast corner of Cedar Lane and Freetown Road Columbia MD

**Subdivision Name/Property Identification:** Patuxent Commons

**Location of property:** 6333 cedar Lane , 6367 Cedar Lane and 6441 Freetown Road Columbia MD 21044

**Existing Use:** undeveloped

**Proposed Use:** Residential

**Tax Map:** 35

**Grid:** 18

**Parcel No:** 108,109,137

**Election District:** 6th

**Zoning District:** POR( planned Office Research)

**Total site area:** 4.43 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:

F-23-044 Final Plat  
 SDP-23-026 Site Development Plan.  
 WP-22-088

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 16.144(r)(6)	The final plat shall be submitted within 180 days of final plan approval. This application is to request an extension of 180 days
Section 16.156(m)	The originals of the Site Development Plan shall be submitted within 180 days of approval ( Technically Complete letter) . This application is to request an extension of 180 days

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date: 3-14-24

Signature of Petitioner Preparer:



Date: 3-14-24

Name of Property Owner: Patuxent Owner LP

Name of Petition Preparer: GLW

Address: 1330 New Hampshire Ave, NW  
Suite 116

Address: 3909 National Drive Suite 250

City, State, Zip: Washington DC 20036

City, State, Zip: Burtonsville MD 20866

E-Mail: eeverhart@missionfirsthousing.org

E-Mail: treddan@glwpa.com

Phone No.: 202-223-3405

Phone No.: 410-880-1820

Contact Person: Elizabeth Everhart

Contact Person: Todd Reddan

Owner's Authorization Attached



Section Reference No.	Brief Summary of Request

