



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 8, 2024

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

RE: WP-24-094 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.

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):

Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The request for a 60-day extension results from the procurement of the finances for the required fees associated with submission of the preliminary-equivalent sketch plan originals to the County. The project is large and complex. As the project has matured through the development review process, the fee estimates were revised which resulted in additional County engineering review fees. The financial allocation process within the development team has taken additional time to procure due to the large fee amount. 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 while providing additional time for the team to submit the required financial obligation.


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

1. The deadline for submission of the electronic originals for SP-23-001 is extended 60 days from the previous deadline date (**on or before June 13, 2024**). Please provide a copy of the Alternative Compliance decision letter when submitting the electronic originals to DPZ.
2. Include the Alternative Compliance file number (WP-24-094) 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 all related plans. 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:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

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



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only: File No. Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description:

Subdivision Name/Property Identification:

Location of property:

Existing Use:

Proposed Use:

Tax Map:

Grid:

Parcel No:

Election District:

Zoning District:

Total site area:

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:

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

Signature of Property Owner:

Date:

Signature of Petitioner Preparer:



Date:

Name of Property Owner: Clarksville Freestate, LLC
Oxford Hills, LLC

Name of Petition Preparer:

Address:

Address:

City, State, Zip:

City, State, Zip:

E-Mail:

E-Mail:

Phone No.:

Phone No.:

Contact Person:

Contact Person:

Owner's Authorization Attached