



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

August 21, 2024

Hill Street Overlook, LLC
7417 Hawks Drive
Hanover, MD 21076

RE: WP-24-119 Cat Rock Overlook (8500 Hill Street)

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 property was reviewed and no action can be taken until the review comments in ProjectDox have been addressed, and the following additional information is provided.


The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before October 5, 2024***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition. **The resubmission of revised plans in ProjectDox must be completed by the applicant and payment of any required additional fees, if applicable, shall be verified by DPZ staff prior to 5:00 p.m. of the deadline date to ensure acceptance of the plan for processing.**

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.**

If you have any questions, please contact Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

Attachments: comments from DLD, DPW-SWM, RCD, HSCD

cc: Research
DLD - Julia Sauer
Real Estate Services
FCC, Inc.



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
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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 6,721 square foot undeveloped lot proposing new SFD

Subdivision Name/Property Identification: 8500 Hill Street

Location of property: 8500 Hill Street, south west side of Hill Street

Existing Use: Vacant **Proposed Use:** SFD

Tax Map: 25 A **Grid:** 14 **Parcel No:** 319 **Election District:** 2nd

Zoning District: RVH **Total site area:** 0.14

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:

8500 Hill Street is a 6,721 square foot undeveloped lot proposing a SFD. The property is zoned RVH located on Tax Map 25A in the Historic Ellicott City area of Howard County. Site slopes from North to South and drains to Cat Rock Rum Stream to the south side of this lot which drains to the Tiber Hudson Branch and to the Patapsco River. Public water and sewer will be utilized for this project

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 16.116(b)(1)	Protection of wetlands, streams, and steep slopes (b) Steep Slopes. Steep slopes are slopes that average 25 percent or greater over ten vertical feet. (1)Grading, removal of vegetative cover and trees, new structures, and paving shall not be permitted on land with existing steep slopes, except when;

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Ron Wildman* **Date:** 6/25/2024

Signature of Petitioner Preparer: *Frank Manalansan II* **Date:** 6/25/24

Name of Property Owner: Hill Street Overlook, LLC **Name of Petition Preparer:** Fisher, Collins & Carter

Address: 7417 Hawks Drive **Address:** 10272 Baltimore National Pike

City, State, Zip: Hanover, MD 21076 **City, State, Zip:** Ellicott City, MD 21042

E-Mail: ron.wildman@gmail.com **E-Mail:** frankm@fcc-eng.com

Phone No.: **Phone No.:** 410-461-2855

Contact Person: Ron Wildman **Contact Person:** Frank Manalansan, II

Owner's Authorization Attached