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Ellicott City, MD
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October 7, 2025

Justin Tyler,
Division of Public Service and Zoning Administration
Howard County Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: 3173 Saint Charles Place
BA-25-019C



Dear Justin,

The purpose of this letter is to provide a point-by-point response to your letter dated September 5, 2025 for the referenced conditional use and to submit updated exhibits.

Petition Application:

- **Provide a response addressing the criteria outlined in Sec. 131.0.N.1 of the Regulations**

Response: See attached Narrative Supplement to Conditional Use.

- **Provide a response explaining how this conditional use request complies with the criteria outlined in Section 131.0.C of the Regulations. The property is part of the Terra Maria major subdivision and has no remaining residential development potential based on the maximum density allowed in the R-ED zoning district per Plat No. 14323 (DPZ File No. F-00-146).**

Response: Plat No. 14323 is the most recent subdivision plat for Terra Maria and provides a density calculation for the entire subdivision. The calculation indicates that Terra Maria subdivision is allowed 104 units and the development includes 104 units including, Lot 106 (3173 Saint Charles Place). This unit is/has been removed, therefore, Lot 106 (Terra Maria) has one remaining residential development potential.

See attached Narrative Supplement to Conditional Use for criteria 131.0.C.

Conditional Use Plans:

- (a) **Courses and distances of outline boundary lines and the size of the property.** Add to plans

Response: The boundary lines now have the bearing and distances provided. The area of the lot is provided both on the plan and in the Site Tabulations.

- (e) **Existing and proposed uses, structures, natural features and landscaping.**

- Provide the contour intervals to show the elevation data
- Provide a Schedule A that depicts all of the proposed plantings
- Show and label all wetlands and stream buffers

Response: -The contour data is now clearly shown on the plan view.

-Schedule A is now provided.

-The wetlands, streams and buffers from the recorded record plat are now shown and labeled on the plan.

- (f) **Location and surface material of existing and proposed parking spaces, driveways, and**

points of access; number of existing and proposed parking spaces. Provide the surface materials for the entrance and parking area

Response: General Note #6 includes the surface material for the entrance and the parking areas.

(g) Same as (e) and (f) above, of adjoining properties. Provide the addresses and zoning district information for any adjacent properties.

Responses: The adjacent property zoning is provided. The adjacent property addresses are not a requirement of the CU exhibits.

(m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel. Add to plans.

Response: The counsel information is now provided on the plans.

(o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.

- Provide the overall height in feet of the proposed structures as the drawings do not accurately depict the height
- Provide the setback distances from property lines

Response: -The building height is now provided on the building view plans.

-The building setbacks are now provided on the plan view.

(p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads. Add to plans

Response: The property is at the intersection of Baltimore National Pike and Turf Valley Road as depicted on the plan and vicinity map.

(q) Ownership of abutting roads, right-of-way width, and existing pavement width.

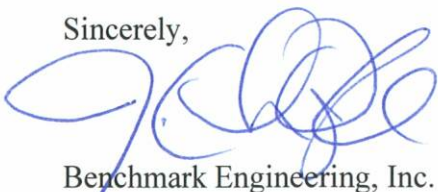
- Add the ownership to Baltimore National Pike
- Baltimore National Pike is considered an Intermediate Arterial road

Response: -The road ownership is now provided.

-Baltimore National Pike is labeled as an Intermediate Arterial Roadway.

Should you have any questions, please do not hesitate to call our office.

Sincerely,



Benchmark Engineering, Inc.
J. Chris Ogle
Project Manager