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April 14, 2026

Hannah G. Weber, Planning Specialist II
Division of Public Service and Zoning Administration
Department of Planning & Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

**RE: Petition for ARAH Conditional Use Case BA-26-008C – 12668 Triadelphia Road
(the “Property”)**

Dear Ms. Weber:

This letter responds to your correspondence dated March 25, 2026, referencing incomplete plan checklist items for Conditional Use Case BA-26-008C. In response to your letter, the Petitioner has revised the Conditional Use Plan and related exhibit materials and is submitting the revised materials through ProjectDox and in hard copy.

The following is the Petitioner’s narrative response to the incomplete plan check list items and agency comments noted in your letter.

(d) Scale of plan.

Exhibits 4, 5, and 14 through 17 have been revised. It has been confirmed that all revised plans scale appropriately when printed on plan-size sheets.

(f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces.

The total number of parking spaces available to serve the ARAH community has been indicated on the Conditional Use Plan as requested. A parking tabulation chart has been added to Conditional Use Sheet #4 indicating that a total of 57 parking spaces are required and a total of 115 parking spaces have been provided.

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

The setback of each proposed condominium to the cul-de-sac has been noted on CU Plan Sheet #4.

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Agency Review Comments :

Resource Conservation Division / Historic Preservation Commission.

Petitioner is aware of the requirement to receive advisory comments from the Historic Preservation Commission (HPC). The applicant is preparing an application to the HPC and will submit that application in the very near future. Photographs of all sides of all structures have previously been provided to Samantha Holmes. We will provide a copy of all photographs as well as the HPC application for your records.

Bureau of Health / MDE (multi-use sewer and wells).

The Petitioner is aware that the Maryland Department of the Environment must review and issue a groundwater discharge permit and approve the multi-use sewer system design plans for this community and that MDE will determine the approved number of housing units in the community. The Petitioner is currently processing a request for an appropriate groundwater discharge permit for the project. The Petitioner is aware that the proposed wells on the CU Plan have not yet been reviewed and approved by the Health Department or MDE. As a result, it may be possible that proposed well locations may need to change or the property converts to one or more community well systems based on MDE review and well yield or setback concerns.

In further response to the Bureau of Health advisory comments, please note that the Conditional Use Plan has been revised to eliminate the use of individual wells to serve each ARAH dwelling and the community building. In lieu of individual wells, up to a maximum of five (5) community wells will be utilized to serve the community. The final number of community wells may be fewer depending on MDE and Bureau of Health requirements. Please note that the utilization of shared community wells in lieu of individual wells increases the amount of open space provided in this proposed community to 72.5%.

Department of Inspections, Licenses, and Permits (ILP).

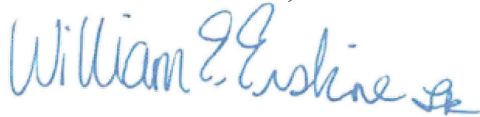
With respect to DILP's advisory comments stating that EV charging infrastructure and an accessible route to the parking areas will be required on the SDP, Petitioner is aware of these requirements. An accessible route has been provided on the revised plan sheets submitted herewith, and EV charging infrastructure will be addressed at the Site Development Plan stage

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If you need any further information or if you have any questions, please do not hesitate to contact me.

Sincerely,

OFFIT KURMAN, P.A.



William E. Erskine

WEE/lmk