



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

November 4, 2021

Muslim Family Center, Inc.
6302 Short Wheel Way
Columbia, MD 21045

RE: WP-22-032 Muslim Family Center
Alternative Compliance application approved

Dear Applicant:

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 November 1, 2021 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 **Section 16.156(g)(2)** of the Subdivision and Land Development Regulations to request an extension to the deadline to resub revised plans.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(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):

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

The project required a complete redesign before the next submission due to the denial of an earlier waiver request. The existing driveway is located between a corner of the building and the south property line. At this pinch point the driveway was only 13.7 feet wide and the applicant had sought a Design Manual waiver to use a driveway narrower than the standard. The initial proposal used the existing driveway as the access onto the site and included constructing an at grade parking lot with less than 5000sf of disturbance. It was therefore exempt from an ECP and stormwater management. The modifications needed to the site design will now require additional work including grading, demolition, and reconstruction of part of the building, multiple stormwater BMPs, a larger parking lot, and a long 24' wide serpentine driveway that crosses the front yard of the property. Strict conformance to the regulations does not allow the applicant enough time to address all the technical requirements and poses an unreasonable hardship. The County agencies have already started reviewing the plans and the comments already made still need to be addressed by the applicant and the revised plan. Denial of the request would require the applicant to resubmit new plans and create duplicate work for County agencies reviewing the plans. Approval of the alternative compliance promotes efficiency of the plan review process and will allow the applicant to continue addressing previous comments from County agencies while working towards project completion.


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

1. The deadline to resubmit SDP-21-029 shall be 45 days from the approval date of this petition, on or before December 18, 2021.
2. The approval of this petition is for the extension of the deadline only. The applicant is advised the revised plans need to be reviewed by the Hearing Examiner in order to reconsider the conditional use which was previously approved with a significantly different site layout and to review any variances needed prior to site plan approval. Please contact the Division of Public Service and Zoning Administration to process a conditional use application and apply for all necessary variances.
3. Include the alternative compliance file number, WP-22-032, a summary of the request, code section, decision, decision date and the conditions of approval on SDP-21-029 as a general note on sheet 1.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
SDP-21-029
DCI Engineers



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-22-032*
 Date Filed *10/6/21*

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Muslim Family Center Inc.

Subdivision Name/Property Identification: 1001/0226

Location of property: 5796 Waterloo Road Columbia MD 21045

Existing Use: Religious **Proposed Use:** Religious

Tax Map: 37 **Grid:** 0001 **Parcel No:** 226 **Election District:** 06

Zoning District: R-20 **Total site area:** 1.11

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:

SDP 21-029
 6-29-21 wavier request to use a driveway width less than 24'/two way, 16'/one way.

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
16.156	The applicant is requesting a 6 week extension of the resubmission date because their waiver request to reuse the existing driveway that contained a pinch point that reduced the width to 13.7 feet was denied. As a result all the previous work had to be abandoned and completely redesigned. The previous work was an at grade parking lot widening with less than 5000 sf of disturbance. It was therefore exempt from a ECP and stormwater management. The proposed site exceeds this limit and requires extensive regrading, demolition and reconstruction of part of the building, multiple stormwater BMPs, a larger parking lot, and a long 24' wide serpentine driveway that crosses the front yard of the property. The owners need time to evaluate how and if they want to proceed with this project given their budget constraints.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 09-24-21

Signature of Petitioner Preparer:  Date: 9/22/2021

Name of Property Owner: Muslim Family Center Inc. Name of Petition Preparer: Richard Sobott

Address: 6302 Short Wheel Way Address: 8950 Rte. 108 E Suite 229

City, State, Zip: Columbia, MD 21045 City, State, Zip: Columbia, MD 21045

E-Mail: ayman@muslimfamilycenter.org E-Mail: rsobott@dciengineers.com

Phone No.: 757-784-0032 Phone No.: 410-300-6530

Contact Person: Mohammed Rahman Contact Person: Richard Sobott

Owner's Authorization Attached

January 2, 2021

Muslim Family Center Incorporated
7815 Shams Lane
Jessup, MD 20794

Howard County Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Project: Muslim Family Center-5796 Waterloo Road, Ellicott City, MD 21043
SDP 21-029

Dear Sirs:

I hereby authorize Daniel Consultants to submit Site Development Plans and other related documents on my behalf for the above referenced project.

Please contact me at tgeblaoui@gmail.com or 301-792-6742 if you have any questions.

Sincerely,

Tarek Geblaoui

Digitally signed by Tarek Geblaoui
DN: G=US,
E=tgeblaoui@helfroncompany.com,
O=Helfron Company, CN=Tarek
Geblaoui
Date: 2021.09.23 21:08:15 -0400

Tarek Geblaoui