



# 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

September 27, 2022

Milk and Cookies, LLC  
Attn: Aashish Parikh  
4992 Wild Olive Court  
Ellicott City MD 21042

RE: **WP-23-025 Mission Place**, Children Lighthouse Daycare

Dear Aashish Parikh:

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 September 26, 2022 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(o)(1)(i)** of the Subdivision and Land Development Regulations to extend the deadline by one year to apply for building permits.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(o)(1)(i) 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):

The purpose of this alternative compliance petition is to grant the petitioner one year to apply for a permit to initiate construction onsite as authorized on the previously approved SDP. The signed SDP was extensively reviewed by the Subdivision Review Committee (SRC) and determined to comply with the Land Development Regulations, however a building permit was not applied for within the allotted timeframe (one year from the signature approval date of September 9, 2021). The applicant states that construction could not commence due to rising costs of supplies and materials and extensive delays associated with post-COVID global shortages. Given that these issues are anticipated to continue for the foreseeable future, the Petitioner is requesting an additional year to advance to the building permit application. The SDP remains in compliance with the technical requirements of the Subdivision and Zoning regulations. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new site development plan that matches the one already signed. Granting of this alternative compliance promotes efficiency of the plan review process.


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

The developer must apply for building permits within one year from the previous deadline date of September 9, 2022 (**on or before September 9, 2023**).

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the site development plan 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 Derrick Jones at (410) 313-2350 or email at [djones@howardcountymd.gov](mailto:djones@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/dj

cc: Research  
DLD - Julia Sauer  
Zoning Review  
DILP – Permits Review  
FCC  
File: SDP-20-025



**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Mission Place, Parcel "B", Children's Lighthouse

**Subdivision Name/Property Identification:** Mission Place

**Location of property:** 8150 Mission Road

**Existing Use:** Undeveloped      **Proposed Use:** Daycare Facility

**Tax Map:** 43      **Grid:** 14      **Parcel No:** 214      **Election District:** 6th

**Zoning District:** CAC-CLT      **Total site area:** 1.960-acres

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:

SP-06-018, SDP-07-101, SDP-07-104, SDP-07-113, F-07-156, ECP-19-072, SDP-20-025

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(o)(1)(i)	Within one year of signature approval of the Site Development Plan, the Developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *S. M. Desai* Date: 9/6/22

Signature of Petitioner Preparer: *Aldo M. Vitucci* Date: 9/2/22

Name of Property Owner: Milk & Cookies, LLC Name of Petition Preparer: Fisher, Collins & Carter, Inc.

Address: 4992 Wild Olive Court Address: 10272 Baltimore National Pike

City, State, Zip: Ellicott City, MD 21042 City, State, Zip: Ellicott City, MD 21042

E-Mail: ashish.parikh <aashparikh1@gmail.com> E-Mail: amv@fcc-eng.com

Phone No.: 443-677-5091 Phone No.: 410-461-2855

Contact Person: Mr. Aashish Parikh Contact Person: Aldo M. Vitucci, P.E.

Owner's Authorization Attached