



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

October 11, 2023

Samson's Realty, LLC.
Attn: Kiran Bhavsar
7135 Starmount Ct.
New Market, MD 21774
Via Email: kiran_bhavsar2@yahoo.com

RE: WP-24-024 7561 Washington Boulevard

Dear Mr. Bhavsar:

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 October 11, 2023, 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(k) and Section 156(m)** of the Subdivision and Land Development Regulations to extend the milestone date by 60-days for the completion of the Developer's Agreement, payment of fees, and submission of the site development plan originals for SDP-22-025.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(k) and Section 16.156(m) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the [four (4) items OR 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 applicant is requesting relief from the milestone requirements of the Subdivision and Land Development regulations. The processing of the developer's agreement has been delayed because of the need for a title certificate for the Original's Only plat on the adjoining property. The O's Only plat is in process and needs to be completed before the site development plan. The applicant is requesting additional time to allow the processing of the required documents and recordation of the O's Only plat, so that the developer's agreement and mylar original can be submitted. Strict compliance with the regulations would be an unreasonable hardship by requiring the applicant to resubmit a new site development plan, which matches the once that has completed the review process and has been granted technical completion on October 28, 2022. Approval of the alternative compliance promoted efficiency of the plan review process as all agency comments have been addressed on the current site development plan.

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

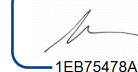
1. The developer's agreement and payment of fees for the site development plan (SDP-22-025) must be completed **on or before October 25, 2023**.
2. The original plans for the site development plan (SDP-22-025) must be submitted for signature **on or before October 25, 2023**.

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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/kb

cc: Research
DLD - Julia Sauer
Real Estate Services
Vogel + Timmons



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| DPZ Office Use only: File No. Date Filed |
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ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 7561 Washington Boulevard

Subdivision Name/Property Identification: 7561 Washington Boulevard

Location of property: 7561 Washington Boulevard

Existing Use: Commercial **Proposed Use:** Commercial

Tax Map: 43 **Grid:** 4 **Parcel No:** 33 **Election District:** 1st

Zoning District: B-1 **Total site area:** 1.74 ac.

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:

- WP-14-040
- ECP-21-014
- WP-22-044
- SDP-22-025
- WP-23-097

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(k) | Milestone for Developer Agreement |
| 16.156(m) | Milestone for submission of original drawings for signature |

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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Signature of Property Owner: *Kiran S. Bhavsar* Date: 8-21-23

Signature of Petitioner Preparer: *Robert H. Vogel* Date: 8-21-23

Name of Property Owner: Samson's Realty, LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 7135 Starmount Court Address: 3300 North Ridge Road, Suite 110

City, State, Zip: New Market, Maryland 21774 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: kiran_bhavsar2@yahoo.com E-Mail: rob.vogel@timmons.com

Phone No.: 410-300-9171 Phone No.: 410-461-7666

Contact Person: Kiran Bhavsar Contact Person: Robert H. Vogel

Owner's Authorization Attached