



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

January 24, 2024

Michael Boosalis
12080 Hall Shop Rd.
Clarksville, MD 21029
Via email: mtairyparing1@yahoo.com

RE: WP-24-052 Boosalis Property

Dear Mr. Boosalis:

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 January 24, 2024, 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(l) and Section 16.156(m)*** of the Subdivision and Land Development Regulations to reactivate the project for the completion of the Developer's Agreement, payment of fees, and submission of the Site Development Plan mylar originals.

**The application listed Section 16.156(k) as the section to be waived however, Section 16.156(l) and Section 16.156(m) are the appropriate sections to be waived in order for the project to be reactivated for the completion of the Developer's Agreement and payment of fees and submission of the site development plan mylars.*

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(l) 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 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 as the original developer for the project was not in good standing with the State of Maryland. The applicant pursued remedial action with the State Department of Assessment and Taxation to bring the developer's company into good standing. After multiple failed attempts to remediate the issue, the applicant decided to change the developer so they could move forward with the project. The applicant is now requesting to reactivate the plan and provide additional time to allow the processing of the required documents so that the developer's agreement and mylar original can be submitted. Based on discussions with DPW, RES and review of the remaining requirements, a 90-day extension from the date of the letter should be adequate for the applicant to complete all remaining requirements for the project. Strict compliance with the regulations would require the applicant to resubmit a new Site Development Plan, which has already completed the review process and has been granted technical completion on July 15, 2023. Approval of the alternative compliance promotes efficiency of the plan review process as the previously approve plan continues to meet current regulations.

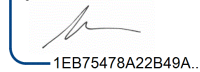
Approval of this Alternative Compliance is subject to the following conditions:

1. The Developer's Agreement and payment of fees for the Site Development Plan (SDP-21-004) must be complete within 90 days of the date of this alternative compliance approval letter (**on or before April 23, 2024**).
2. The original plans for the Site Development Plan (SDP-21-004) must be submitted for signature within 90 days of the date of this alternative compliance approval letter (**on or before April 23, 2024**).

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
Sill Engineering Group, LLC, Taylor Bielski – taylor@sillengineering.com



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-24-052*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: *Boosalis Property - Site Development Plan*

Subdivision Name/Property Identification:

Location of property: *12004 Hallshop Road, Clarksville MD 21029*

Existing Use: *Business Rural*

Proposed Use: *Business Rural*

Tax Map: *41*

Grid: *1*

Parcel No: *254*

Election District: *5th*

Zoning District: *BR*

Total site area: *1.04 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:

SDP-21-064

ECP-20-013

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
<i>16.150 (K)</i>	<i>Due to delays with Maryland SDAT, we are requesting reactivation of the SDP-21-064. The SDP received a technically complete approval, but was held up when we got to the Developer Agreement requirements.</i>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Michael Boosalis
Michael Boosalis (Nov 13, 2023 10:19 EST)

Date: 11/13/2023

Signature of Petitioner Preparer: Taylor Bielinski

Date: 11/13/2023

Name of Property Owner: Michael Boosalis

Name of Petition Preparer: Sill Engineering Group, LLC

Address: 12080 Hall Shop Road

Address: 16005 Frederick Road

City, State, Zip: Clarksville, MD 21029

City, State, Zip: Woodbine, MD 21797

E-Mail: mtairypanngl@yahoo.com

E-Mail: taylor@sillengineering.com

Phone No.: 301-854-1006

Phone No.: 443-325-5026

Contact Person: Michael Boosalis

Contact Person: Taylor Bielinski

Owner's Authorization Attached






Boosalis ACP Application

Final Audit Report

2023-11-13

Created:	2023-11-13
By:	Taylor Bielski (taylor@sillengineering.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAm_k-4RkfmOQ4UcJwJFWV4kOCiXJ6NkaB

"Boosalis ACP Application" History

-  Document created by Taylor Bielski (taylor@sillengineering.com)
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-  Document emailed to Michael Boosalis (mtairypaving1@yahoo.com) for signature
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-  Document e-signed by Michael Boosalis (mtairypaving1@yahoo.com)
Signature Date: 2023-11-13 - 3:19:36 PM GMT - Time Source: server
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