



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

March 17, 2023

RKI Car Wash LLC
attn: Syed Farhat
6363 Washington Blvd
Elkridge MD 21075

RE: **WP-21-139 A&A Auto Solutions** (Acceleration Automotive)
6363 Old Washington Road

Dear Mr. Farhat:

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 March 16, 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 16.155(a)(1)** of the Subdivision and Land Development Regulations to the site development plan requirement.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1) 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 the request is to document an automotive repair, tag and title and laundromat business that are operating without prior site development plan approval. The property is currently improved with a one-story 7,540 SF building with surface parking. No grading or construction is proposed for the property. The applicant is requesting to use the alternative compliance exhibit as a substitute for the site development plan process to document existing site conditions, including the parking, and the uses for the structure. Strict compliance with the regulations would require the applicant to submit a formal Site Development Plan for the proposed project. This would result in an unreasonable hardship since the alternative compliance plan exhibit contains all relevant information needed for the businesses that operate on the property. Approval of the alternative compliance promotes efficiency of the plan review process.

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

1. This alternative compliance plan exhibit shall serve as the substitute for a site development plan. This alternative compliance approval does not authorize any grading or new construction on the subject site. Any redevelopment of the property will require submission of a formal site development plan in compliance with the processing requirements of the Subdivision and Land Development Regulations.

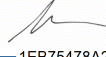
2. No new parking spaces are permitted within the 10-foot parking setback without the approval of a variance from the County's Hearings Examiner. In addition, no vehicles are permitted to be parked on the grass area between the rear of the building and US Route 1.

3. The submission of an electronic copy of the alternative compliance plan exhibit shall be submitted to the Department of Planning Zoning for signatures within 60 days of the date of this letter (on or before **May 16, 2023**).

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the site development plan exhibit. This alternative compliance approval 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.

Sincerely,

DocuSigned by:


Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

cc: Research
DLD - Julia Sauer
Zoning Division – Tammy Frank
Lloyd Family Holdings, LLC
David J. Wallace, P.E.



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

January 18, 2023

RKI Car Wash LLC
Attn: Syed Farhat
6363 Washington Blvd.
Elkridge MD 21075

RE: WP-21-139 A&A Auto Solution (Acceleration Automotive)
6363 Washington Blvd. Elkridge MD

Dear Mr. Farhat:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before March 4, 2023**), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

Attachments: DLD Comments

cc: Research

DLD - Julia Sauer

iCivil (consultant for Mr. Farhat)

Tammy Frank (Zoning)



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, 2022

RKI Car Wash LLC
Attn: Syed Farhat
6363 Washington Blvd.
Elkridge MD 21075

RE: WP-21-139 A&A Auto Solution (Acceleration Automotive)
6363 Washington Blvd. Elkridge MD

Dear Mr. Farhat:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed with the additional information requested.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before December 18, 2022**), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

Attachments: DLD Comments

cc: Research DLD - Julia Sauer Real Estate Services



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

August 10, 2021

RKI Car Wash LLC
Attn: Syed Farhat
6363 Washington Blvd.
Elkridge MD 21075

RE: **WP-21-139 A&A Auto Solutions** (Acceleration Automotive)

Dear Mr. Farhat:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Copies of the exhibit/plan, the supplemental information and a response letter to the comments should be submitted to this Division for distribution in the following manner:

Agency: Division of Land Development

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before September 24, 2021**), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

Please refer to the Department of Planning and Zoning website for current business processes during this time. Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 or dropped into the bin labeled 'DPZ' in the George Howard Building lobby. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

Attachments: DLD

cc: Research

DED

DLD - Julia Sauer

DPZ – Tammy Frank (Zoning)

Mr. Sung Park

Mr. Talon Lloyd



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-21-139*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Existing Auto Mechanics, Prop. Sales, Tag & Title, Clean Station, MD Inspections
Subdivision Name/Property Identification: District 01 - Account Number 182331
Location of property: 6363 Washington Blvd
Existing Use: Auto Mechanics **Proposed Use:** Auto Mechanics, Car Sales, Tag & Title, Car Clean+
Tax Map: 38 **Grid:** 8 **Parcel No:** 103 **Election District:** 01
Zoning District: B2 ... **Total site area:** 25,030 SF ..

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:

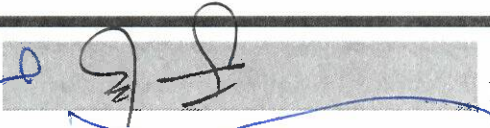
No Plans on File..
 This request is for zoning allowance of Auto Mechanics, Car Sales, Tag & Title and Auto Cleaning. Cleaning only to occur after auto-mechanics performed on customer vehicle

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 |
|-----------------------|--|
| Route 1 Manual | Properties in the Route 1 corridor subject to SDP. Waiver of this requirement is being pursued. No previously submitted plans are on file, Building has been used as auto mechanics previously. |
| Article 5 Sec. 16.155 | Change of Use: Change of use is not being pursued after. Use will remain the same. Additional uses are requested. MVA and Zoning has approved the Application for Sales, Tag & Title. Car Clean is sought after. |

| Section Reference No. | Brief Summary of Request |
|-----------------------|---|
| Section 16.116 | There is no proposed earth disturbance, all SWM is in place, There will be no construction activity |
| | |
| | |

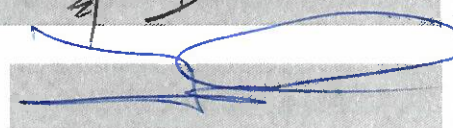
Signature of Property Owner:



Date:

[Redacted]

Signature of Petitioner Preparer:



Date:

10-13-2020

Name of Property Owner:

[Redacted]

Name of Petition Preparer:

Talon Lloyd

Address:

[Redacted]

Address:

4114 Apple Leaf Court

City, State, Zip:

[Redacted]

City, State, Zip:

Pasadena

E-Mail:

[Redacted]

E-Mail: tlloyd@eagledesignbuildconstruction.com

Phone No.:

[Redacted]

Phone No.: 443-784-7241

Contact Person:

[Redacted]

Contact Person: Talon Lloyd



Owner's Authorization Attached

Will Provide Lease
Via Email

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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