



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 14, 2021

Mr. Denish Patel
Shree Hari Krishna LLC
9535 N. Laurel Road
Laurel, MD 20723

RE: WP-22-020 Savage Strip Center - Approved

Dear Mr. Patel:

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.

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 (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 is coordinating site improvements with the Department of Public Works road improvements adjacent to the site as part of the Complete Streets initiative CP-J-4248. While revising the plan to include the most updated plans from DPW and coordinate the drawing details, the consultant missed the August 14, 2021 submission deadline. Strict compliance with the regulations would require the applicant to resubmit a new application and plan which matches the plan currently in review. This represents an unreasonable hardship as the engineering design work has already been revised to reflect DPW's design updates and the County has already reviewed the initial plans for compliance and conformity with the regulations. Since there have been no changes to the technical plan requirements, 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 re-submit plans is 30 days from the date of the approval letter for WP-22-020 from the Department of Planning and Zoning. On or before October 14, 2021.

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:

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research, DED, DLD - Julia Sauer, Real Estate Services, NU Engineering, LLC



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-22-028*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 08-19-2021

Subdivision Name/Property Identification: SAVAGE STRIP CENTER

Location of property: 9002 BALTIMORE STREET, SAVAGE MD 20763

Existing Use: COMMERCIAL **Proposed Use:** Commercial Retail and residential Apartments

Tax Map: 47 **Grid:** 11 **Parcel No:** 4587691 **Election District:** III

Zoning District: B1 **Total site area:** 0.9361

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:

ECP 17-013, approved on June 26, 2017
 SDP 19-017 re-submitted on 08-16-2021

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(g) (2)	This project had received an extension to the deadlines under Government Delay with deadline of August 14, 2021 (Saturday). We received the final updated plans from the DPW office (from Mr. Marshall Davidson) on August 4, after which we had to update the plans accordingly. I tried uploading the plans and responding to the comments in ProjectDox of Howard County on Saturday, but was unable to save them. I tried again on Monday and with help from Ms. Lisa Kenney, was finally able to upload on Tuesday (August 17). Since we missed the deadline, we are requesting for the Alternative Compliance Request.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: [Redacted] Date: [Redacted]

Signature of Petitioner Preparer: *Ahakat* [Redacted] Date: 08-19-2021

Name of Property Owner: Denish Patel, Shree Hari Krishna LLC Name of Petition Preparer: Santosh Dhakal, NU Engineering LLC

Address: 9535 N. Laurel Road, Laurel Address: 10665 Stanhaven Place, Suite 3128

City, State, Zip: Laurel, MD, 20723 City, State, Zip: White Plains, MD, 20695

E-Mail: denish.j.patel@gmail.com E-Mail: info@nuengineering.net

Phone No.: (240)529-4312 Phone No.: (240)416-9835

Contact Person: Denish Patel Contact Person: Santosh Dhakal

Owner's Authorization Attached

Department of **Planning & Zoning**

HOWARD COUNTY MARYLAND GOVERNMENT

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

www.howardcountymd.gov

FAX: 410-313-3467

TDD: 410-313-2323

Certification of Applicant

Advisory Comment – In accordance with Section 16.1103 of Subtitle 11, “Adequate Public Facilities Ordinance” (APFO), all residential subdivisions or site development plans (if subdivision is not required) are required to pass the tests for adequate public school facilities as a condition of approval, except those listed as exemptions under Section 16.1107.

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. ***If the applicant is the owner’s agent, written documentation from the property owner granting that authority is required.**

Denish Patel

(Signature of Property Owner/Agent)*

DENISH PATEL

(Print Name of Owner/Agent)

08-19-2021

(Date)

denish.j.patel@gmail.com

(Property Owner’s Email Address)

9535 N. Laurel Road, Laurel

(Property Owner’s Address)

MD-20723

(State and Zip Code)

(Property Owner’s Fax Number)*