



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 3, 2022

LLU, LLC
c/o Mr. Levent Muslu
8434 High Ridge Road
Ellicott City, MD 21043

RE: WP-23-006 Lutfi Property
Alternative Compliance Approved

Dear Mr. Muslu:

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 August 2, 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 16.144(p) and Section 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadlines to execute the developer's agreement, payment of fees and submission of final development plat.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.144(p) and 16.144(q) 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 final plan, F-21-021, has been determined technically complete and the supplemental plans have been submitted and signed. The project was delayed because in the process of abandoning the private well and septic reserve areas, it was discovered that the house was served by public water and public sewer which also need to be properly abandoned. This delayed the completion of this work as required prior to processing the Developer's Agreements and submitting the final plat. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new subdivision plan that matches the one already signed with no change in the lot layout or design details. To deny the extension request would result in the voiding of all previously approved plans and cause an unreasonable hardship. Approval of this alternative compliance promotes efficiency of the plan review process.

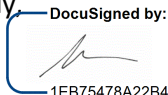
Approval of this Alternative Compliance is subject to the following conditions:

1. The new deadlines for F-21-021 Lutfi Lot 1 and Non-Buildable Parcel A is:
 - September 30, 2022 to complete filing of the developer's agreement and payment of fees.
 - September 30, 2022 to submit final plat originals for signature approval
2. All other conditions and deadlines in our letter dated November 19, 2021 apply.

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 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:
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DLD - Julia Sauer
Real Estate Services
Fisher, Collins & Carter, Inc.
F-21-021



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|-----------------------------|
| DPZ Office Use only: |
| File No. |
| Date Filed |

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Lutfi Property, Lots 1 and Non-buildable Parcel "A"

Subdivision Name/Property Identification: _____

Location of property: 6336 Guilford Road, Clarksville, MD 21029 approx. 3,600 ft. south of MD Route 108

Existing Use: Residential SFD **Proposed Use:** Residential SFD

Tax Map: 0035 **Grid:** 13 **Parcel No:** 56 **Election District:** 5th

Zoning District: R-12 **Total site area:** 1.56 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:

The Lutfi Property consist of a single SFD and a Non-Buildable Parcel "A" until such time a re-subdivision of Parcel "A" can occur. The existing house (circa 1955) will be removed. File reference numbers are F-21-021, SP-18-002, ECP-17-038, WP-18-080, WP-19-092 and WP-22-003

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 |
|-----------------------|--|
| Section 16.144.p. | Payment of Fees, posting of financial obligations. |
| Section 16.144.q. | Final Subdivision Plat. |

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

Signature of Property Owner: [Signature] Date: 7/6/22

Signature of Petitioner Preparer: [Signature] Date: 7/6/22

Name of Property Owner: LLU LLC Name of Petition Preparer: ALDO M. VITUCCI, P.E.

Address: 12143 CLARKSVILLE PIKE Address: FISHER, COLLINS & CARTER, INC.
CLARKSVILLE MD. 21029 10372 BALTO. NATIONAL PIKE

City, State, Zip: CLARKSVILLE MD City, State, Zip: ELICOTT CITY, MD. 21043

E-Mail: LEVONTMUSLU1968@AOL.COM E-Mail: amv@fcs-eng.com

Phone No.: 443-538-7210 Phone No.: 410-461-2955

Contact Person: LEVONT MUSLU Contact Person: ALDO M. VITUCCI

Owner's Authorization Attached