

## 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 28, 2022

Muhammad Saleem 4309 Valley Stream Ave. Burtonsville MD 20866

RE: WP-23-053 US 1 Joint Venture Parcel E-2 (SDP-22-048)

Dear Mr. Saleem:

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 November 28, 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 16.156(g)(2)** of the Subdivision and Land Development Regulations to reactivate SDP-22-048 that was voided due to missing the 45-day due date to be resubmitted.

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 one (1) item you were required to address, pursuant to Section 16.104(a)(1):

## Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The purpose of this alternative compliance petition is to reactive a voided SDP that missed the 45-day deadline to be resubmitted. The SDP has been in the review process since May 13, 2022 and has since remained in a revised plan status. The applicant had a due date of October 30, 2022 to resubmit the plan, but due to internal development team delays, receiving the retaining wall plans from their structural engineer, the deadline was missed. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new site development plan for a plan that has previously had two review cycles. Granting of this alternative compliance would allow for the orderly continuation of the review for the SDP and promotes efficiency of the plan review process.

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

- 1. The applicant/developer must resubmit the SDP (electronically) for review within one week from the date of this alternative compliance approval (on or before December 5, 2022).
- 2. Provide a note on the SDP (SDP-22-048) that references this alternative compliance petition approval.

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 Derrick Jones at (410) 313-2350 or email at <a href="mailto:djones@howardcountymd.gov">djones@howardcountymd.gov</a>.

Sincerely, \_\_\_\_DocuSigned by

— 1EB75478A22B49A...

Anthony Cataldo, AICP, Chief Division of Land Development

AC/dj

cc: Research

DLD - Julia Sauer Vogel+Timmons File: SDP-22-048



DPZ Office Use only: File No.

Date Filed

(410) 313-2350

## ALTERNATIVE COMPLIANCE APPLICATION

Site Description: US 1 Joint Venture, Parcel E-2

Subdivision Name/Property Identification: US 1 Joint Venture, Parcel E-2

Location of property: 9550 Lynn Buff Court

Existing Use: Vacant Proposed Use: Hotel

Tax Map: 47 Grid: 23 Parcel No: 910 Election District: 3rd

Zoning District: CE-CLI Total site area: 1.88 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:

SDP-22-048, WP-23-033

F-95-171

F-08-189

F-75-067

ECP-20-21

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)	45 days to provide additional information (resubmission)

Section Reference No.	Brief Stampary of Request
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Signature of Property Own Signature of Petitioner Pre	r: Mulammad dalken Date: 11-06-2022
	NUHARAMAD SALFEMName of Petition Preparer: Vogel Engineering + Timmons Grot Y STREAM AVE, Address: 3300 North Ridge Road., Suite 110
City, State, Zip: BURTO	USVILLE, Maryland 21043
E-Mail: Spiconstru	etime yello. E-Mail: rob.vogel@timmons.com
Phone No.: 301-374	- 6587 Phone No.: 410-461-7666
Contact Person: Musikary  Owner's Authoriza	