



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.

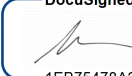
Approval of this Alternative Compliance is subject to the following conditions:

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 djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj

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

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Muhammad Saleem Date: 11-06-2022

Signature of Petitioner Preparer: _____ Date: [Signature]

Name of Property Owner: MUHAMMAD SALEEM Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 4309 VALLEY STREAM AVE Address: 3300 North Ridge Road., Suite 110

City, State, Zip: BURTONSVILLE, MD 20866 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: spiconstruction@yahoo.com E-Mail: rob.vogel@timmons.com

Phone No.: 301-370-6587 Phone No.: 410-461-7666

Contact Person: MUHAMMAD SALEEM Contact Person: Robert H. Vogel

Owner's Authorization Attached