



# 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

May 16, 2023

Attn: Kiran Bhavsar  
Samson's Realty, LLC.  
7153 Starmount Ct.  
New Market, MD 21774  
Via email: kiran\_bhavsar2@yahoo.com

RE: WP-23-097 7561 Washington Boulevard

Dear Mr. Bhavsar:

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 May 15, 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 16.156(k) and Section 16.156(m)** of the Subdivision and Land Development Regulations to extend the April 26, 2023, deadline date by 60 days for completion of the developer's agreements and payment of fees and submission of the site development plan originals for SDP-22-025.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(k) and Section 16.156(m) 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):

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

The applicant is requesting relief from the milestone requirements of the Subdivision and Land Development regulations. The processing of the developer's agreement has been delayed because of the need for a title certificate for the Original's Only plat on the adjoining property. The processing of the O's Only plat needs to be completed before the site development plan. The applicant is requesting additional time to allow the processing of the required documents and recordation of the O's Only plat, so that the developer's agreement and mylar original can be submitted. Strict compliance with the regulations would require the applicant to resubmit a new site development plan, which has completed the review process and has been granted technical completion on October 28, 2022. Approval of the alternative compliance promotes efficiency of the plan review process as all SRC comments have been addressed on the current site development plan.

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

1. The developer's agreement and payment of fees for the site development plan (SDP-22-025) must be completed **on or before August 26, 2023.**
2. The original plans for the site development plan (SDP-22-025) must be submitted for signature **on or before August 26, 2023.**

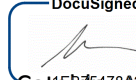
Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance

approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at [kbolton@howardcountymd.gov](mailto:kbolton@howardcountymd.gov).

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/kb

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Vogel + Timmons



DPZ Office Use only:
File No.
Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** 7561 Washington Boulevard

**Subdivision Name/Property Identification:** 7561 Washington Boulevard

**Location of property:** 7561 Washington Boulevard

**Existing Use:** Commercial      **Proposed Use:** Commercial

**Tax Map:** 43      **Grid:** 4      **Parcel No:** 33      **Election District:** 1st

**Zoning District:** B-1      **Total site area:** 1.74 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:

- WP-14-040
- ECP-21-014
- WP-22-044
- SDP-22-025

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(k)	Milestone for Developer Agreement
16.156(m)	Milestone for submission of original drawings for signature

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *KIRAN S. BHAVSAR* Date: 4-17-23

Signature of Petitioner Preparer: *[Signature]* Date: 4-17-23

Name of Property Owner: Samson's Realty LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 7135 Starmount Court Address: 3300 North Ridge Road, Suite 110

City, State, Zip: New Market, Maryland 21774 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: kiran\_bhavsar2@yahoo.com E-Mail: rob.vogel@timmons.com

Phone No.: 410-300-9171 Phone No.: 410-461-7666

Contact Person: Kiran Bhavsar Contact Person: Robert H. Vogel

Owner's Authorization Attached