



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

July 18, 2023

Mr. Terek Geblaoui
Muslim Family Incorporated
7815 Shams Lane
Jessup, MD 20794

RE: WP-23-114 Muslim Family Center
Approved

Dear Mr. Geblaoui:

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 July 17, 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.(m)** of the Subdivision and Land Development Regulations to extend the June 20, 2023 deadline to submit original PDF plans for signature in order to complete processing of floodplain easement documents and obtain SHA permits.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of 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 petitioner was unable to meet their site development plan (SDP) submission milestone date and the purpose of this alternative compliance petition is to reactivate an expired site development plan (SDP) and to grant the petitioner additional time to complete the required actions prior to the final submission. The applicants have been pursuing this SDP approval for nearly three years. The process included two pre-submission meetings, two conditional use hearings, two variances, preparation of a forest stand delineation, obtaining a design manual waiver, obtaining a SHA access permit, a traffic study for a major signalized intersection, a speed study and prepared an intersection sight analysis. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new site development plan that matches the one already approved in December 2022. 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 petitioner shall submit electronic plans for signature and payment of fees within 30 days from the approval of this alternative compliance petition (on or before August 16, 2023).

2. Add the following note to the plat: "Alternative compliance application WP-23-114 was approved July 17, 2023 to allow the reactivation of SDP-21-029 and extend the deadline to August 16, 2023 to submit electronic plans for signature and payment of fees."

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 ddespres@howardcountymd.gov.

Sincerely,

DocuSigned by:

29266B221B8841E... for
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

cc: Research
DLD - Julia Sauer
Real Estate Services
DCI Engineers



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-23-114**
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Muslim Family Center Inc.

Subdivision Name/Property Identification: 1001/0226

Location of property: 5796 Waterloo Road Columbia MD 21045

Existing Use: Residential

Proposed Use: Religious

Tax Map: 37

Grid: 0001

Parcel No: 226

Election District: 06

Zoning District: R-20

Total site area: 1.11

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 -21-029

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.m	<p>The plan was found to be technically complete on December 22nd. Following that date we had to navigate the following delays were created extraordinary hardships that prevented us from submitting matters by June 20th.</p> <ol style="list-style-type: none"> 1. The SHA Access Permit had not been secured at that time. Since this project fronts SHA property, we have to obtain estimates from contractors to build the driveway apron in the SHA right of way. Submit a surety and obtain the official permit. The permit was not secured until May 24th. 2. Prepare a floodplain assessment: After we submitted the plat and description we were asked to submit a title search. It took longer than expected to obtain the title search due to the workload of the title examiner. Then we had to wait for the County DPZ and County Law Office staff to prepare the legal agreement. Following that we had to wait for the Muslim Family Center Board to ratify the agreement. This board only meets at specific times each month. After that we submitted the executed agreement to the County. We had to wait for executed the document to be approved by the County Law Department. Following their approval, we then had to wait for the County Executive to sign the agreement. He only signs these types of agreements a few times a month. <p>Because of all the parties involved, the number of independent reviews required, the limited availability of the County Executive and the Muslim Family Center Board of Directors, and the workload of the Title Examiner, it was not possible to get all this done in the 180 days. We are still waiting for the agreement to be executed by the County executive at this time.</p>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Tarek Geblaoui Date: 06-22-2023

Signature of Petitioner Preparer: Richard Sobott Date: 06-22-2023

Name of Property Owner: Tarek Geblaoui Name of Petition Preparer: Richard Sobott

Address: 7815 Shams Lane Address: 8950 rte 108 E Suite 229

City, State, Zip: Jessup, MD 20794 City, State, Zip: Columbia MD 21045

E-Mail: tgeblaoui@gmail.com E-Mail: rsobott@dciengineers.com

Phone No.: 301-782-6742 Phone No.: 410-300-6530

Contact Person: Tarek Geblaoui Contact Person: Richard Sobott

Owner's Authorization Attached