



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

September 19, 2023

G&B Real Estate Holdings
1151 Fox River Drive
Ellicott City, MD 21042

RE: WP-24-021 Ellicott City Auto Spa (SDP-23-032)

Dear Owner:

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 September 19, 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(g)(2)** of the Subdivision and Land Development Regulations to extend the deadline date to resubmit the site development plan.

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):

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

The purpose of this alternative compliance petition is to grant the applicant 30 days to resubmit the site development plan (SDP-23-032) to the Department of Planning and Zoning for review. The proposed improvements include development of a car wash facility at a motor vehicle sales business. The need for the extension results in the continued coordination with the County and State Highway Administration (SHA) to address comments regarding the proposed road improvements along Baltimore National Pike and the proposed stormwater management design. After receiving direction regarding the sidewalk improvements along the property frontage, the stormwater management outfall was evaluated to address County and SHA review comments. The latest conversation with the County and Soil Conservation District was held on August 17, 2023. The result of that meeting required additional time to adequately address the review comments and the team was unable to resubmit the revised plans by the prior deadline. Strict compliance with the Regulations would result in an unreasonable hardship for the applicant since it would require the submission of a new SDP application, payment of fees, etc. all matching the plan which was currently in process and addressing Agency comments. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the development team time to address any changes needed based on County Agency review comments.

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

1. The deadline date to resubmit the site development (SDP-23-032) is extended 30 days from the previous deadline date to **on or before September 26, 2023**.

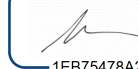
2. Include the alternative compliance petition decision as a general note on the site development plan (SDP-23-032). This note should include the petition's file number, the regulatory section of the request, the decision date, and the condition of approval.

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 Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief

Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
WRL Investment Group, Chad Bohn (cbohn@wrlinvestmentgroup.com)
Bohler Engineering, Matt Pohlhaus (mpohlhaus@bohlereng.com)



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-CY-021*
 Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 8532 Baltimore National Pike

Subdivision Name/Property Identification: Auto Spa Express, Ellicott City - SDP-23-032

Location of property: 8532 Baltimore National Pike

Existing Use: Automobile Service Garage and Sales **Proposed Use:** Auto Service Garage, Sales, and Car Wash

Tax Map: 18 **Grid:** 19 **Parcel No:** 158 **Election District:** 2nd

Zoning District: B-2 **Total site area:** Lease Area (Car Wash) 1.41 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:

F-10-072, SDP-10-061, ECP-22-063

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.

Section Reference No.	Brief Summary of Request
16.156(g)(2)	Additional Information: Requesting approval for a 30-day extension to the revised plan submission deadline for additional coordination with County Departments and the necessary time to make the requested plan and document updates to resubmit +

Signature of Property Owner:

Date:

Signature of Petitioner Preparer:

Date: 8/22/23

Name of Property Owner: G&B Real Estate Holdings

Name of Petition Preparer: WLR Investment Group

Address: 1151 Fox River Drive

Address: 1313 Orchard Way

City, State, Zip: Ellicott City, MD 21042

City, State, Zip: Frederick, MD 21703

E-Mail:

E-Mail: cbohn@wrlinvestmentgroup.com

Phone No.:

Phone No.: 301-668-0021

Contact Person:

Contact Person: Chad Bohn

Owner's Authorization Attached