



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

January 3, 2024

Attn: Ramadan Zablah
Zablah Real Estate, LLC.
224 N. Franklinton Rd.
Baltimore, MD 21223
Via email: ramadanzablah@yahoo.com

RE: WP-24-057 Horvath Property

Dear Mr. Zablah:

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 January 2, 2024 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 16.144(p) and Section 16.144(q)** of the Subdivision and Land Development Regulations to request a 60-day extension to the deadline for the completion of the Developer Agreement and submission of the Final Plat Originals.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) and Section 16.144(q) 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. After being release from failing the preliminary assessment of the Adequate Public Facilities test hold on August 1, 2023, the new owner completed the review process, and the final supplemental electronic originals were signed on December 4, 2023. The property owner initiated the processing of the Developer's Agreement, but additional information was required. The applicant has provided all information needed for the completion of the agreement, but more time will be needed for Real Estate Services to complete preparation of the agreements. The applicant is requesting additional time to allow the processing of required documents, so the developer's agreement and plat can be submitted. Strict compliance with the regulations would require the applicant to submit a new final plan for the proposed project which would match the one that was previously approved resulting in an unreasonable hardship. Approval of the alternative compliance promotes efficiency of the plan review process as all agency comments have been addressed on the current final plan.


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

1. Completion of the developer's agreement and payment of fees for F-19-074 **on or before January 28, 2024.**
2. Submission of the original Final Plat to the Division of Land Development for signature approval and recordation **on or before March 28, 2024.**

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.

Sincerely,

DocuSigned by:


1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/kb

cc: Research
DLD - Julia Sauer
Real Estate Services



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Horvath Property Lots 1, 2 and Open Space Lot 3

Subdivision Name/Property Identification: Horvath Property

Location of property: 8457 Church Lane Road, Ellicott City, MD 21043

Existing Use: Residential **Proposed Use:** Single Family Detached

Tax Map: 18 **Grid:** 13 **Parcel No:** 38 **Election District:** 2nd

Zoning District: R-ED & R-20 **Total site area:** 2.27 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:

ECP-19-013
 F-19-074
 WP-20-064
 SDP-24-001

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
16.144(p)	Payment of Fees; Posting of Financial Obligations. Milestone to complete Developer Agreement.
16.144(q)	Final Subdivision Plat. Milestone to submit original mylars to Department of Planning and Zoning for signature and recordation.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:



Date:

9-11-23

Signature of Petitioner Preparer:



Date:

9/17/23

Name of Property Owner: Zablah Real Estate LLC

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address: 224 N. Franklinton Road

Address: 3300 North Ridge Road, Suite 110

City, State, Zip: Baltimore, Maryland 21223

City, State, Zip: Ellicott City, Maryland 21043

E-Mail: ramadanzablah@yahoo.com

E-Mail: rob.vogel@timmons.com

Phone No.: 414-801-1312

Phone No.: 410-461-7666

Contact Person: Ramadan Zablah

Contact Person: Robert H. Vogel

Owner's Authorization Attached

