



# 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 29, 2024

Samson's Realty, LLC.  
Kiran Bhavsar  
7135 Starmount Ct.  
New Market, MD 21774  
Email: [kiran\\_bhavsar2@yahoo.com](mailto:kiran_bhavsar2@yahoo.com)

RE: WP-24-064 7561 Washington Blvd

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 January 29, 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 16.156(m)** of the Subdivision and Land Development Regulations to extend the deadline date for the submission of the site development plan mylar original 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(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 deadlines to submit the SDP originals as stipulated in the Subdivision and Land Development regulations. The submission of the associated plat originals for recordation was delayed by the time it took for the applicant's bank to sign and return the required legal documentation. The plat needed to be recorded prior to the SDP digital originals to be submitted so the recordation information could be included on the plans. This delay followed setbacks in the processing of the project which were the subject to multiple previous extensions. The plat has now been submitted and recorded. The applicant has completed all requirements for the Developer's Agreement and now needs to submit the site development plan for circulation and signature. To allow for coordination between DPW, RES and DPZ, an extension from the date provided by WP-24-024 was considered. Strict compliance with the regulations would be an unreasonable hardship by requiring the applicant to resubmit a new site development plan, which would be the same as the existing one as it 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 since all agency comments have been addressed on the current site development plan.

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

1. The original plans for the site development plan (SDP-22-025) must be submitted for signature within 180 days of the original milestone deadline, **on or before April 20, 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](mailto:kbolton@howardcountymd.gov).

Sincerely, DocuSigned by:



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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/kb

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Vogel + Timmons  
Hencken & Gaines, Robert Peck - [rpeck@henckengaines.com](mailto:rpeck@henckengaines.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.

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  
 WP-23-097  
 WP-24-024

**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)	Milestone for submission of original drawings for signature

Section Reference No.	Brief Summary of Request

Signature of Property Owner: KIRAN S BHAVSAR Date: 12/1/23

Signature of Petitioner Preparer: [Signature] Date: 12/1/23

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