



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

March 25, 2024

Manish Singh
Simran Group, LLC.
10427 Snow Point Dr.
Bethesda, MD 20814

RE: WP-24-078, 8570 Mission Road

Dear Mr. Singh:

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 March 25, 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 **Sections 16.156(l)&(m)** of the Subdivision and Land Development Regulations to extend the March 3, 2024 deadline date for the completion of the developer's agreement, payment of fees, and submission of the site development plan mylar originals for signatures by 60 days.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(l)&(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 site development plan, SDP-23-030, was submitted to rectify an active zoning violation for development on the subject property without an approved site development plan. The applicant states they were unaware of the requirements for commercial development and have since been working with the County to bring their site into compliance. Despite these efforts, the applicant has encountered delays and seeks relief from the milestone deadlines stipulated in the Subdivision and Land Development regulations to complete the Developer's Agreement, pay required surety, and submit the site development plan originals for signature.

The submission of the required Developer's Agreement and necessary documents are delayed due to additional steps required of non-developers to obtain a form of surety. The length of time to secure surety has delayed the applicant's ability to submit the site development plan originals. Strict compliance with the regulations would create an unreasonable hardship, by requiring the applicant to resubmit a new site development plan matching the existing plan that was reviewed by County agencies and found to be technically complete on July 6, 2023. It would also further delay the abatement of an existing Zoning violation the applicant has sought to correct. 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 developer's agreement and payment of fees for the site development plan (SDP-23-002) must be completed **on or before May 2, 2024**.
2. The original plans for the site development plan (SDP-23-030) must be submitted for signature **on or before May 2, 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 the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

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



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: 8570 Mission Road

Subdivision Name/Property Identification: 8570 Mission Road

Location of property: 8570 Mission Road, Jessup, Maryland 20794

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

Tax Map: 42 **Grid:** 18 **Parcel No:** 352 **Election District:** 6th

Zoning District: M-1 **Total site area:** 1.0 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-22-043
 SDP-23-030

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) 16.156(l)	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:  Date: 2/27/24

Signature of Petitioner Preparer:  Date: 2/27/24

Name of Property Owner: Simran Group, LLC Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 10427 Snow Point Drive Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Bethesda, Maryland 20814 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: mike.singh72@gmail.com E-Mail: Rob.Vogel@timmons.com

Phone No.: 410-504-9416 Phone No.: 410-461-7666

Contact Person: Manish Singh Contact Person: Robert H. Vogel

Owner's Authorization Attached