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**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Highland Professional Park

**Subdivision Name/Property Identification:**

**Location of property:** 13355 Clarksville Pike

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

**Tax Map:** 40      **Grid:** 5      **Parcel No:** 75      **Election District:** 4

**Zoning District:** B-1      **Total site area:** 2.23

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-19-067

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   |
|-----------------------|--|
| 16.128(c)(1)          | Request relief from Section 16.128(c)(1) "The Meeting shall be: Held at a location within the community of the proposed development, in a public or institutional building located within approximately five miles of the subject property" to host a Presubmission Community Meeting via Virtual Meeting. |
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HIGHLAND PROFESSIONAL PARK  
13355 Clarksville Pike  
ALTERNATIVE COMPLIANCE

JUSTIFICATION

Section 16.128(c)(1)

The purpose of this Alternative Compliance petition is to request approval to host a Presubmission Community Meeting virtually. At this time, the petitioner is unable to host an in-person Presubmission Community Meeting at a public venue due to “Executive Order 20-003” and current State, County and Local mandates regarding the Coronavirus (COVID-19) pandemic.

We feel that it is not feasible to schedule a set date and time to host this virtual meeting until after approval of this Alternative Compliance request is granted due to unknown time requirements for County staff to review this Alternative Compliance petition. We also need to take into consideration the time it may take for County staff to accept the PDOX application and to create sign(s) for posting given the current circumstances to ensure we allow a minimum time period of 21 days from the date of the meeting to post and provide notifications to the Public, adjoining property owners and Howard County Community Notification List.

Upon approval of this Alternative Compliance request, a Presubmission Community Meeting will be scheduled electronically through ProjectDox (PDOX). A meeting date, time, website address and log-in information will be provided at that time as part of the PDOX application.

Sign(s), prepared by County, will be paid for, retrieved, and posted by the petitioner, at the subject property, near the proposed project entrance (if possible), placed perpendicular to the road. The sign(s) will be posted at least 21 days prior to the virtual meeting date. Pictures of the posted sign(s) will be captured, and an Affidavit of Posting will be signed.

Notifications containing the date, time, and web address of the virtual meeting with any necessary log-in and/or specific instructions to join the virtual meeting will be sent out to required Public parties. This includes adjoining property owners, local school district officials such as PTA Presidents and Principals, Howard County Council, Howard County Department of Planning and Zoning and registered community members from the Howard County Community Notification List. The notifications will also contain the purpose of the project, Regulations Section(s) citations, a location map, and a mailing list of those being notified by either email or first-class mail.

The virtual meeting will be hosted on the Zoom platform. During the virtual meeting, the petitioner/engineer will introduce themselves and the project, discuss various details of the property and what the project proposes while presenting a plan to the attendees and explain the Howard County Department of Planning and Zoning Subdivision and Land Development Review Process. Once the presentation is complete, time will be given for the attendees to ask

questions. A list will be compiled of the names, addresses and electronic mail addresses of those who attend.


Meeting Minutes containing a summary of the discussion, proceedings and a Q and A list will be sent out to those that attend and/or request within 30 days from the date of the virtual meeting. The virtual meeting will be recorded and posted on a website provided by the petitioner for Public viewing for a 2-week period after the meeting.


At the time the plan is submitted, all of the above mentioned materials will be uploaded to PDOX along with the plan including a certification that the notifications and minutes were sent and that the meeting recording was posted online for public viewing for a minimum of 2 weeks after the meeting date.

An exhibit outlining what will be presented during the virtual meeting is attached with this Alternative Compliance petition.

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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Signature of Property Owner:  Date: 5-4-21

Signature of Petitioner Preparer:  Date: 5/5/21

Name of Property Owner: Highland Professional Park LLC      Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 13129 Isle of Mann Way      Address: 3300 North Ridge Road., Suite 110

City, State, Zip: Highland, MD 20777      City, State, Zip: Ellicott City, Maryland 21043

E-Mail: erudden@accordiacpas.com      E-Mail: communitymeetings@timmons.com

Phone No.: 410-730-3940      Phone No.: 410-461-7666

Contact Person: Ed Rudden      Contact Person: Robert H. Vogel

Owner's Authorization Attached