



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

June 27, 2024

Highland Professional Park, LLC
6904 Pindell School Road
Fulton, MD 20759

RE: WP-24-104 Highland Professional Park
Approved

Dear Applicant:

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 June 27, 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(k) and (m)** of the Subdivision and Land Development Regulations to extend the milestone deadlines to complete the Developers Agreement and submission of the Site Development Plan originals for signature for SDP-22-014.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 156(k) and (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 has indicated and staff has confirmed that the RES Division of DPW failed to send out a Request For Information (RFI) until May 2024. The SDP was TC in November of 2023 and DED had approved the necessary cost estimate in October 2023. As of May 28, 2024, RES has most of the required items to process the Developers Agreement. Only an LLC operating agreement is outstanding. Strict compliance with the regulations would require the applicant to submit a new application for a site development plan and to prepare new drawings, engineering reports, etc. duplicating work and extending project completion for the previously approved project. The added processing time and duplication of work would be an unreasonable hardship to the applicant. Granting the Alternative Compliance request does not relax any technical requirements and approval of this alternative compliance promotes efficiency of the plan review process.

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

1. The deadline to Complete the Developers Agreement and payment of fees is extended from May 27, 2024 to **on or before August 25, 2024.**
2. The deadline to submit electronic originals of SDP-22-014 is extended from May 27, 2024 to **on or before August 25, 2024.**


3. Add a General Note to SDP-22-014 summarizing this alternative compliance request, file number, decision, decision date and conditions 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 Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/DD

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



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Highland Professional Park

Subdivision Name/Property Identification: Highland Professional Park

Location of property: 13355 Clarksville Pike

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

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

Zoning District: B-1 **Total site area:** 2.24 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-19-067
 WP-21-125
 WP-24-004
 SDP-22-014

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)	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:

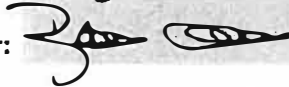


Date:

5-17-24

Managing Member of Highland Professional Park, LLC

Signature of Petitioner Preparer:



Date:

5/16/24

Name of Property Owner:

Highland Professional Park, LLC

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address: 6904 Pindell School Road

Address: 3300 North Ridge Road - Suite 110

City, State, Zip: Fulton, Maryland 20759

City, State, Zip: Ellicott City, Maryland 21043

E-Mail: erudden@accordiacpas.com

E-Mail: rob.vogel@timmons.com

Phone No.: 410-531-9555

Phone No.: 410-461-7666

Contact Person: Edward P. Rudden

Contact Person: Robert H. Vogel

Owner's Authorization Attached