



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

February 1, 2022

Thomas D. Hess, Chief of Staff  
Sheppard Pratt  
6501 North Charles Street  
Baltimore, MD 21204

RE: WP-22-072 Corridor 95 Business Park- Parcel 'A'

Dear Mr. Hess:

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 30, 2022 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(l)** and **Section 16.156(m)** of the Subdivision and Land Development Regulations to extend the deadlines to complete the Developer's Agreements, payment of fees and to submit Site Development Plan originals associated with SDP-20-057.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(l) and 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.**

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. for the previously approved project. Due to the ongoing COVID-19 pandemic, Sheppard Pratt had reconsidered moving forward with the medical office building proposed on this plan. After careful consideration, they determined to continue with the project, but the decision did not leave adequate time to complete the required Developer Agreements and to submit the original mylars for signature prior to the deadline dates. Sheppard Pratt has submitted the required documentation to the Real Estate Services Division and the Developer Agreements are currently in processing. If the site development plan were to expire, a new plan submission matching the existing plan would be required which would be an unreasonable hardship on Sheppard Pratt. 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 developer shall submit a Developer's Agreement for SDP-20-057 and shall post all required financial surety and fees to the Department of Public Works, Real Estate Services Division within 90 days of the date of this letter (**on or before May 2, 2022**).

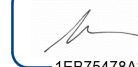
2. The developer shall submit the site development plan originals for SDP-20-057 within 90 days of the date of this letter **(on or before May 2, 2022)**.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date as a General Note on Site Development Plan SDP-20-057. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at [ebuschman@howardcountymd.gov](mailto:ebuschman@howardcountymd.gov).

Sincerely,

DocuSigned by:



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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/eb

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Benchmark Construction- Ben Passyn



**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:** Sheppard Pratt Medical Office Building

**Subdivision Name/Property Identification:** Corridor 95 Business Park - Parcel A

**Location of property:** 7190 Discovery Drive

**Existing Use:** Vacant Site      **Proposed Use:** Medical Office Building

**Tax Map:** 37      **Grid:** 0023      **Parcel No:** 0756      **Election District:** 1st

**Zoning District:** M-1      **Total site area:** 5.13 acres

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-20-015
- SDP-20-057
- SDP-08-082
- SDP-18-033
- ECP-18-018

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
Alternative Compliance application to Sections 16.156(L & M)	Requesting a variance for SDP 20-057, to the time requirement for completing the site development plan process before an approved plan expires. See attached letter from the Owner.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date: 1/7/2022

Signature of Petitioner Preparer:  Date: 7 Jan 2022

Name of Property Owner: Sheppard Pratt Name of Petition Preparer: Benchmark Construction, Ben Passyn

Address: 6501 N. Charles Street Address: 6500 Kane Way Suite C

City, State, Zip: Balto, MD 21204 City, State, Zip: Elkridge, MD 21075

E-Mail: thess@sheppardpratt.org E-Mail: bpassyn@benchmarkgc.com

Phone No.: 410-938-3242 Phone No.: 410-714-0255

Contact Person: Thomas D. Hess Contact Person: Ben Passyn

Owner's Authorization Attached