



# 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

January 20, 2022

Mr. Mark Levy  
Corridor Square, LLC  
6800 Deerpath Road  
Elkridge, MD 21075

Dear Mr. Levy:

RE: WP-22-074, Corridor Square, Parcel B

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 20, 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 16.119(f)(i)** of the Subdivision and Land Development Regulations to allow Parcel B to be served by an access easement provided through Parcel A and Parcel 279.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.119(f)(i) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the four (4) items] you were required to address, pursuant to Section 16.104(a)(1):

**1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas.**

Parcel B is located at the southeast intersection of Dorsey Road (major collector) and Route 1 (intermediate arterial) and is proposed to be developed with a commercial building and (20) two-over-two residential units, which will be accessed directly from Route 1. Conformance with the regulations would require access from the lower classification public road (Dorsey Road). Access solely from Dorsey Road would not provide the adequate movements into the development since the parcel is adjacent to the intersection of Route 1 and Dorsey Road. Access to Parcel B from Dorsey Road near Route 1 would be prohibitive due to the vehicle stacking on Dorsey Road from the traffic light. Providing access from Dorsey Road would not be in the best interest of the County, MSHA nor the development. Allowing direct access from Route 1 will allow adequate traffic movement in and out of the commercial and residential properties that are adjacent to Route 1 and will offer a full movement to enhance the future traffic volumes. In addition, a direct, full movement access onto Dorsey Road rather than Route 1 will not work with the proposed development improvements, nor the proposed County road widening that is proposing along Dorsey Road (Capital Project #4212). The full movement intersection, as proposed on Route 1, will allow safe ingress and egress into Parcel B as well as the existing Parcel A apartments and future development along the properties fronting on Route 1, north and south of the entrance. The improvements on Parcel B also have access to Dorsey Road from an existing access easement through adjacent Parcel A. Strict

conformance with the requirements will deprive the applicant the right to provide access from Route 1, which is a right commonly enjoyed by others in this area.

**2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations.**

The buildable area of Parcel B adjacent to Dorsey Road is uniquely shaped due to the wide right-of-way required by MSHA for the Dorsey Road widening. Additionally, there are two out-parcels (Parcels 483 and 274) which are not owned by this developer and are restricting the adequate usage of the surrounding properties. The applicant has indicated that numerous conversations between MSHA and the developer's Traffic Consultant has secured direct access to Route 1 as a full movement intersection. This proposal allows future access to the existing parcels along Route 1 and will eventually reduce/eliminate the need for numerous curb cuts.

Accessing the site off Dorsey Road (the lower classification road) along the parcel's road frontage is problematic due to the traffic light at Route 1 and vehicle stacking. The only safe and viable access is off Route 1 (intermediate arterial) and via the right-of-way easement (Barnett Lane) to Dorsey Road through Parcel A's frontage. The access off Dorsey Road via Barnett Lane will connect to the internal service drives and eventually connect to the full movement at Route 1. The MSHA supported this connection through the subject site as an alternative means to reduce traffic movements at the intersection of Route 1 and Dorsey Road.

**3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants.**

Approval of this alternative compliance request will not confer to the applicant any special privileges since the site previously obtained its access off Route 1 and access to commercial pad site development typically has a least one point of access from the higher classification roadway. The development will also include a secondary access to Dorsey Road (lower classification road) via a private right-of-way through Parcel A.

**4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.**

The intent of the regulations will not be nullified by the approval of this alternative compliance because it is safer for Parcel B to access the site off Route 1 rather than the adjacent Dorsey Road frontage by utilizing a right-in turn and the full movement intersection at Route 1. Therefore, the proposed accesses off Route 1, rather than Dorsey Road, will not be detrimental to the public health, safety or welfare, or injurious to other properties and result in a safer means of ingress and egress to Parcel B and future parcels along Route 1. The proposed means of vehicular access provides safe and adequate access to the site.

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

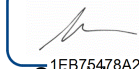
1. Access to the site is restricted to the access points approved as part of SDP-21-051.
2. With the submission of F-21-077 for recordation, provide recorded documentation demonstrating that the shared vehicular access easement has been provided through Parcel 279.
3. Compliance with the attached comments from the Department of Fire and Rescue Services dated 1/19/22.
4. Add the Alternative Compliance Request number, purpose, section, date, and conditions on all subsequent plan submissions.

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 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 Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/bl

Enclosure (comments for Fire and Rescue)

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services  
Benchmark Engineering  
SDP-21-051



DPZ Office Use only:  
 Case No. WP-22-074  
 Date Filed 1/11/22

**ALTERNATIVE COMPLIANCE COMMENT FORM**

**Date: 1/11/22 Comment Due Date: 1/25/22 DPZ File No: WP-22-074**  
**Corridor Square Parcel B**

**This request for comments has been distributed to the following Departments.**

DPZ – Development Engineering Division	DPZ – Resource Conservation Division
<del>DPZ – Research Division</del>	Recreation and Parks
Department of Fire and Rescue Services	Office of Transportation
Department of Inspections, Licenses & Permits	Office of Community Sustainability
DPW, Real Estate Services & Directors Office	Soil Conservation District
Health Department	State Highway Administration
Public School System	

**COMMENTS:**

Howard County Fire will approve the waiver for the lower classification but requires that the developer demonstrate on the SDP that our ladder truck will make the left turn between the convenience store and the apartment building, and travel down Barnett Lane between the two-over-two houses and the apartment. This demonstration should account for any vehicle parked in front of those houses, as well as show the truck getting back out of that lane.

The SDP removes the existing fire access road providing truck access to that side of the apartment building. If this classification prevents that access, then access at the dead-end out to Dorsey Road should be considered (may be a permeable surface such as Grasscrete or others). Should the developer need the specifications for the ladder truck, please contact Battalion Chief Jeremy Clancy at [fd3628@howardcountymd.gov](mailto:fd3628@howardcountymd.gov).

*Jeremy Clancy*

*1/19/2022*

Print Name

Date

**Certificate Of Completion**

Envelope Id: 7131AD12F0CE4C85B0D4C578AF0F921A	Status: Completed
Subject: Please DocuSign: wp-22-074 corridor square - approval letter.docx, WP-22-074_Fire.pdf	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Disabled	Envelope Originator:
Enveloped Stamping: Disabled	Anthony Cataldo
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	Ellicott City, MD 21043
	acataldo@howardcountymd.gov
	IP Address: 69.243.46.152

**Record Tracking**

Status: Original	Holder: Anthony Cataldo	Location: DocuSign
1/20/2022 10:49:17 AM	acataldo@howardcountymd.gov	

**Signer Events**

Anthony Cataldo  
 acataldo@howardcountymd.gov  
 Division Chief  
 Howard County Government  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 1EB75478A22B49A...  
 Signature Adoption: Uploaded Signature Image  
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**Timestamp**

Sent: 1/20/2022 10:54:14 AM  
 Viewed: 1/20/2022 10:54:20 AM  
 Signed: 1/20/2022 10:55:05 AM  
 Freeform Signing

**Electronic Record and Signature Disclosure:**  
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**In Person Signer Events**

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**Editor Delivery Events**

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**Agent Delivery Events**

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**Timestamp**

**Intermediary Delivery Events**

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**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

Envelope Sent	Hashed/Encrypted	1/20/2022 10:54:14 AM
Certified Delivered	Security Checked	1/20/2022 10:54:20 AM
Signing Complete	Security Checked	1/20/2022 10:55:05 AM
Completed	Security Checked	1/20/2022 10:55:05 AM

**Payment Events**

**Status**

**Timestamps**



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only: 074  
 File No. WP-22-073  
 Date Filed 1/11/22

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Proposed Convenience Store and (20) 2 over 2 Apartment Style Units

**Subdivision Name/Property Identification:** Corridor Square Parcel B

**Location of property:** Route 1 and Dorsey Road

**Existing Use:** Vacant **Proposed Use:** Commercial and Residential

**Tax Map:** 37 **Grid:** 23 **Parcel No:** 272 **Election District:** 1st

**Zoning District:** TOD **Total site area:** 4.09AC

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-20-011, SDP-18-002, SDP-21-051, WP-18-006, WP-18-052

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
16.119(f)(1)	Vehicular access to the development by a lower classification public road



Section Reference No.	Brief Summary of Request

Signature of Property Owner:  Date:  1/5/22

Signature of Petitioner Preparer:  Date: 

Name of Property Owner: Corridor Square LLC Name of Petitioner Preparer: Benchmark Engineering, Inc.

Address: 6800 Deerpath Road Address: 8480 Baltimore National Pike

City, State, Zip: Elkridge, MD 21075 City, State, Zip: Ellicott City, MD 21043

E-Mail: amnimal@aol.com E-Mail: bei@bei-civilengineering.com

Phone No.: 410-579-2442 Phone No.: 410-465-6105

Contact Person: Mark Levy Contact Person: Chris Ogle

Owner's Authorization Attached