



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

March 21, 2022

Mr. Mark Levy
Corridor Square, Parcel B
6800 Deerpath Road
Elkridge, MD 21075
amnmial@aol.com

Dear Mr. Levy:

RE: WP-22-096, Corridor Square, Parcel B, SDP-21-051

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 21, 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(g)(2)** of the Subdivision and Land Development Regulations to extend the 45-day deadline date for the resubmission of SDP-21-051.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.156(g)(2) 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 that the extension of time is needed to resolve Design Advisory Panel comments to the satisfaction of DPZ. Site design changes resulted in modifications to amenity space and landscaping that are no longer consistent with the DAP review. DPZ required the development team to further enhance the amenity space and landscaping to better comply with the original DAP recommendations. The developer has requested a 60-day extension to resolve these comments.

Granting the Alternative Compliance request does not relax any technical requirements but allows the developer additional time to improve the proposed amenity area and landscaping to the satisfaction of the DPZ. 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. 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 applicant must submit the Site Development Plan (SDP-21-051) within 60-days of the date of the letter on or before **May 20, 2022**).
2. Compliance with the attached comments from the Department of Fire and Rescue dated March 7, 2022.

3. 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 valid for the time period specified in the conditions of approval.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/BL

cc: Research
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering – bei@bei-civilengineering.com



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: Proposed (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: 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 |
|-----------------------|---|
| 16.156(g) | Extension of the 45 day revised submission deadline |
| | |

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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Signature of Property Owner: *Mark Levy* Date: *3/2/2022*

Signature of Petitioner Preparer: _____ Date: _____

Name of Property Owner: **Corridor Square LLC** Name of Petition 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