



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

August 2, 2022

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

RE: **WP-23-001 Corridor 95 Business Park- Parcel A**
Sheppard Pratt Medical Office Building
Associated with SDP-20-057

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 August 2, 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(m)** of the Subdivision and Land Development Regulations to extend the deadline to submit SDP 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 Section 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. Sheppard Pratt had reconsidered moving forward with the medical office building proposed on this plan but after careful consideration, they determined to continue with the project. However, the decision did not leave adequate time to obtain the required signatures for the Developer Agreements and mylar originals. The Developer Agreements have been executed with the Real Estate Services Division and the engineer is ready to submit the mylar originals for signatures. 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 the site development plan originals for SDP-20-057 within 30 days of the date of this letter (**on or before September 1, 2022**).

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on 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.

Sincerely,

DocuSigned by:


1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb

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



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

(410) 313-2350

DPZ Office Use only:
 File No. *WP-28-001*
 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: [Redacted] Date: [Redacted]

Signature of Petitioner Preparer: *[Handwritten Signature]* Date: *5 May 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: Baltimore, MD 21204 City, State, Zip: Elkridge, MD 21075

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

Phone No.: 410-938-3241 Phone No.: 410-714-0255

Contact Person: Thomas Hess Contact Person: Ben Passyn

Owner's Authorization Attached