



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

October 4, 2024

Mr. Ed Rudden
Accordia Consulting, LLC
6904 Pindell School Road
Fulton, MD 20759

RE: WP-25-029 Highland Professional Park
Approved

Dear Mr. Rudden:

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 October 4, 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 **Sections 16.156(k) and (m)** of the Subdivision and Land Development Regulations for an extension to the August 25, 2024 deadline to complete the Developers Agreement and submit plan originals for electronic signature.

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

Subtitle 1, Article V

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

On May 14, 2024, the applicant provided an executed Request for Information form. On May 16, DPW, RES requested additional information which was provided July 1, 2024. An updated title report was required and provided July 22, 2024. The applicant received the Developers Agreement August 14, 2024. On August 26, 2024, the applicant requested to fulfill the security obligation via a letter of credit instead of a Performance Bond. Staff has confirmed that the RES Division of DPW has sent the letter of credit form to the applicants representative on August 27, 2024 and this is the only outstanding item to complete the DA. 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:

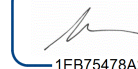
1. The deadline to Complete the Developers Agreement and payment of fees is extended from August 25, **2024 to on or before October 26, 2024.**
2. The deadline to submit electronic originals of SDP-22-014 is extended from August 25, **2024 to on or before October 26, 2024.**
3. Add a General Note to 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 [**OPTION** - valid 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 **OR** this requested alternative compliance 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 ddespres@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

□

Alternative Compliance Application Form Submitted
Howard County Department of Planning and Zoning
3430 Court House Drive | Ellicott City | MD | 21043
TEL: 410.313.2350

The following Application has been submitted: AC-300

PROJECT IDENTIFICATION

Site Description: Highland Professional Park
Location Address: 13355 Clarksville Pike, Clarksville, MD,
Existing Use: Commercial
Proposed Use: Commercial
Tax Map: 40
Grid: 5
Parcel No: 75
Election District: 5
Zoning: B-1
Total Site Area: 2.24

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

SDP-22-014 WP-24-104 WP-24-004 WP-21-125 ECP-19-067

SECTION REFERENCE INFORMATION

Your initial Application Fees cover up to 2 Section References for this application.

- 1.) Section Reference No.: 16.156(k)
Brief Summary of Request: Milestone for Developer Agreement
2.) Section Reference No.: 16.156(m)
Brief Summary of Request: Milestone for submission of original drawings for signature

Adding more than 2 Section Reference Numbers will incur an additional fee. You can the additional Section Reference Numbers below.

- 3.) Section Reference No.:
Brief Summary of Request:
4.) Section Reference No.:
Brief Summary of Request:
5.) Section Reference No.:
Brief Summary of Request:
6.) Section Reference No.:
Brief Summary of Request:
7.) Section Reference No.:
Brief Summary of Request:
8.) Section Reference No.:
Brief Summary of Request:

PROPERTY OWNER INFORMATION

Name: Edward Rudden
Owner Company Name: Highland Professional Park LLC
Address: 6904 Pindell School Road, Fulton, MD, 20759
Phone: 4105319555
Email: erudden@accordiacpas.com

PREPARER INFORMATION

Preparer Company Name: Vogel Engineering + Timmons Group
Name: Pdox Vogel
Address: 3300 North Ridge Road, Ellicott City, MD, 21043
Phone: 4104617666
Email: PDOX@VOGELENG.COM

CONTACT US

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