

IN RE: \* BEFORE THE  
CORRIDOR SQUARE LLC \* HOWARD COUNTY  
PETITIONER \* ZONING BOARD  
\* Case No.: ZB-1130M  
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**PETITIONER’S RESPONSE TO EXCEPTIONS OF SHAHID MAHMOOD**

Corridor Square, LLC (“Petitioner”), by and through its undersigned counsel, and pursuant to Section 2.405.C.3 of the Rules of Procedure of the Howard County Zoning Board, hereby submits this Response to the Exceptions of Shahid Mahmood, and states as follows:

**I. Mr. Mahmood had a full opportunity to retain counsel for the Hearing Examiner Hearings and Petitioner objects to the Zoning Board’s acceptance or consideration of any statements or documents that were not accepted into the record during the Hearing Examiner Hearings.**

Zero credibility should be given to Mr. Mahmood’s counsel’s statement that he “was not present at the hearing before the Hearing Examiner and thus could not have had the opportunity to cross examine statements made by Petitioner’s agents or DPZ...” *See*, Exceptions at 1. Counsel for Mr. Mahmood was not present at the hearings on this matter because Mr. Mahmood chose not to retain counsel for the hearings or to participate at all in the hearings despite having a full opportunity to do so.

The Zoning Board voted to send this case to the Hearing Examiner on November 17, 2025. The Hearing Examiner hearings were not held until over 3 months later on February 25 and 26, 2026. Petitioner posted the Subject Properties and advertised in two newspapers of the general jurisdiction for both the Zoning Board Administrative Meeting date and the Hearing Examiner Hearing date thirty days in advance of each. As such, Mr. Mahmood had either actual or

constructive knowledge of the February 25, 2026, Hearing Examiner hearing date and had the full opportunity to participate at the hearings, to cross examine any witnesses himself, or to hire counsel to represent his interest. Instead, Mr. Mahmood did not offer any testimony, exhibits or other evidence at the hearing, nor did he file a closing memorandum. Indeed, as of the date of this filing, counsel for Mr. Mahmood has failed to even properly enter his appearance in this matter.<sup>1</sup>

Nevertheless, Mr. Mahmood's counsel now tries to put before this Board new arguments, evidence and exhibits at the 11<sup>th</sup> hour. It would be fundamentally unfair, prejudicial and improper to allow him to backdoor in evidence that was not admitted into the record and considered by the Hearing Examiner in issuing her Report. As such, Petitioner objects to the Zoning Board's acceptance or consideration of any of the statements, documents or images submitted with Mr. Mahmood's Exceptions that were not part of the record in this case. This includes the GIS distance measurements, the statements regarding the number of gas stations in the vicinity (which is irrelevant on its own because there is no "need" criterion in this case), and the Technical Staff Report for ZB-1123M and the statements of Amy Gowan cited from said Technical Staff Report.

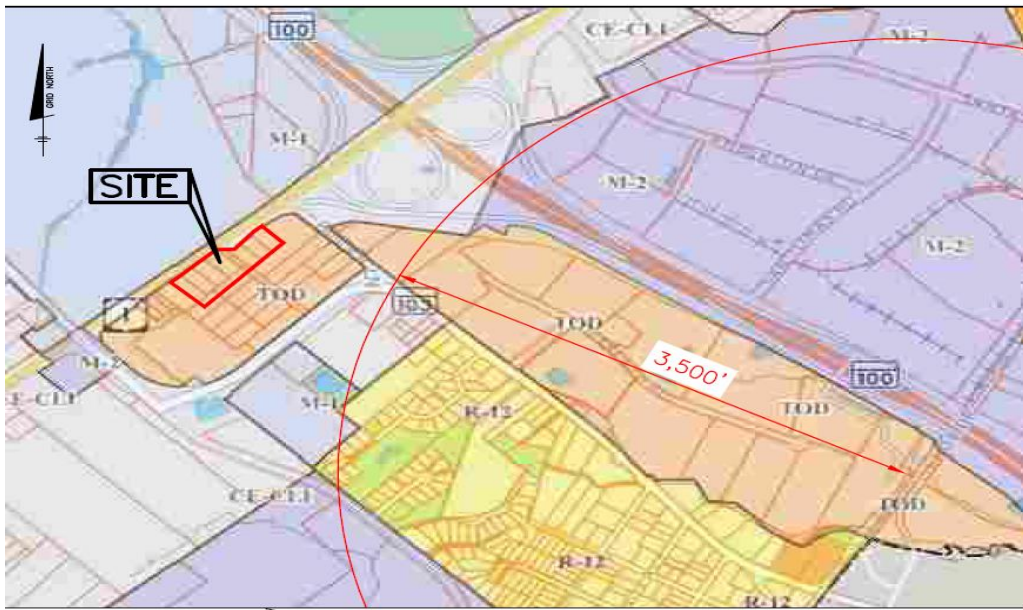
## **II. The Zoning Hearing Examiner used the correct distance measurement.**

Mr. Mahmood's counsel misrepresents the distance measurements that were offered by Petitioner in this case and accepted by the Hearing Examiner. First, Petitioner did **not** rely on

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<sup>1</sup> Sec. 2.403.D.19.c of the Rules of Procedure of the Zoning Board states that a party may be represented by an attorney, but requires that "**before the hearing begins**, the attorney shall give the Zoning Board written notification of the names and addresses of the individuals they will be representing and his or her own name, address and telephone number." (emphasis added). Similarly, Article III.D.20.c of the Rules of Procedure of the Zoning Board Hearing Examiner states "**before the hearing begins**, the attorney shall give the Hearing Examiner written notification of the names and addresses of individuals they will be representing and his or her own name, address and telephone number." (emphasis added).

walking distance measurements in evaluating the distance between the Subject Properties and the MARC Station. The distance provided by Petitioner was a linear line from the MARC Station to the closest point of the Subject Properties. *See*, Image from Petitioner’s Ex. 1, Sheet 2 copied below:



*See also*, Petitioner’s Ex. 5.

Second, as noted in her Report, the Hearing Examiner’s rationale is supported by (1) the plain reading of the word “Marc Station”, (2) the dictionary definition of the word “station”, (3) the testimony of Julie Sauer, Division Chief for the Public Service and Zoning Administration, and (4) the logical interpretation of the TOD purpose statement. It is also supported by the July 1, 2013 Council Work Session Transcript at which then DPZ Director Marsha Mclaughlin indicates that Parcel 107 (the “Memorial Park”) is farther than permitted under the TOD. *See*, Zoning Counsel Exhibit 1, July 1, 2013 Council Work Session Transcript at 4.

Lastly, although they should not be considered because they were not admitted during the hearings, Mr. Mahmood’s offered measurements incorrectly evaluate the distance to the corner of

Parcel 107 on Dorsey Run Road, not the rezoning area, which is the Route 1 Frontage. Like the Council in 2013, Mr. Mahmood's measurement fails to take into account that Parcel 107 is not a single lot, but a collection of multiple legal lots of record. The portion of the Parcel 107 rezoning area is limited to Lots 51-53 and parts of Lots 56 and 57 (all of which front on Route 1). Mr. Mahmood's counsel is measuring to the corner of Lot 63, which is not part of the rezoning or development area.

**III. The Hearing Examiner correctly found in the Report that the B-2 Zoning District is Compatible with the General Plan, the Route 1 Manual, and Surrounding Land Uses.**

The B-2 zone and proposed uses are compatible with the policies documented in the Hearing Examiner's Report and in the Technical Staff Report. It is undeniable that the defining physical characteristic of the Subject Properties are their frontage on and proximity to Route 1 and the interchange with Route 100. And that the adjacent uses include a mix of industrial, automotive, and retail uses which are all compatible with B-2 and Petitioner's proposed uses. Indeed, upon information and belief, Mr. Mahmood is the owner of one of the nearby compatible uses – the Exxon Motor Vehicle Fueling Facility (MVFF) located at the corner of Route 1 and Route 103. Remarkably, Mr. Mahmood's MVFF is compatible with Route 1, the General Plan, and the surrounding area and land uses. Apparently, in Mr. Mahmood's incredulous opinion, only new MVFF's that would provide direct competition to him are incompatible.

In addition, as documented in the Report, in 2013, DPZ, the Planning Board, and the Council all implicitly acknowledged that the B-2 zone and the proposed uses are appropriate for the Subject Properties and, therefore, compatible with the surrounding area, uses, and General Plan. DPZ and the Planning Board recommended a CR overlay for the Site during the 2013 Comprehensive Zoning. The Council also sought to amend Amendment 48 to zone the Site

TOD/CR because of the Site's frontage on Route 1. The Council in 2013 noted "a CR right on Route 1 might be **perfect**." *See*, Petitioner's Ex. 10 at 41:2-8 (emphasis added). The CR Zone permits B-2 uses through the Optional Design Project ("ODP") process. HCZR 121.1.B(1). And specifically motor vehicle fueling uses. HCZR 121.1.E(1). In fact, the only CR development is the Royal Farms and CVS located on Route 1 and Montevideo Road. As detailed in the Report, the amendment, however, which would have zoned these properties CR in 2013 and alleviated the need for this case, did not make its way into the enrolled bill through what appears to be an administrative oversight.

Lastly, Mr. Mahmood ignores the fact that to construct a high-density TOD development like the neighboring Refinery apartments, Petitioner would have to consolidate Parcel 107 and develop it as a single project with frontage directly on Doresy Run Road. This would result in the destruction of the entirety of the Memorial Park. A result no one wants.

**IV. The Hearing Examiner correctly found that Petitioner would improve the environmental integrity of the site.**

Mr. Mahmood's position ignores the fact that the site includes large amounts of impervious surface without any stormwater management. As the Hearing Examiner correctly noted, Petitioner is providing stormwater management that will treat both quality and quantity of runoff in accordance with the Howard County Code. To be clear, Petitioner is not seeking any waivers to the stormwater management requirements. The former Exxon property, Parcel 279, is covered with impervious surface with zero stormwater management. Similarly, Parcel 452, the Stockpile yard, is compacted ground without any stormwater management. As such, Petitioner's proposed stormwater management will improve the existing environmental conditions on the property.

**V. Conclusion**

For the foregoing reasons, Petitioner respectfully requests the Zoning Board adopt the Hearing Examiner's Report and approve the Petition. Petitioner has demonstrated a mistake during the last comprehensive zoning justifying reclassification, has demonstrated that the B-2 is the appropriate zoning district, and has met all the criteria of approval for its Documented Site Plan uses. Petitioner expressly reserves the right to address any other exceptions noted by Mr. Mahmood, or any other party, during oral argument.

Dated: April 28, 2026

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**Certificate of Service**

I hereby certify that on this 28<sup>th</sup> of April, 2026, a copy of the foregoing was sent by electronic mail to the following:

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