



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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December 8, 2011

Bethel Ministries
P.O. Box 416
Savage, MD 20763

RE: WP-12-056, Bethel Christian Academy

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.155 (a)(1)(i)** which requires the developer to submit a site development plan, approved by the Department of Planning.

Approval is subject to the following conditions:

1. The developer must apply for any necessary permits through the Department of Inspections, Licenses, and Permits for the proposed modular classroom unit placement on-site.
2. Compliance with the enclosed comments from the Development Engineering Division dated December 7, 2011.
3. Compliance with the enclosed comments from the Howard County Department of Inspections, Licenses, and Permits dated November 30, 2011.
4. Compliance with the enclosed comments from the Howard County Department of Fire and Rescue Services dated December 5, 2011.
5. The applicant is advised that any future additions to the existing school building and parking areas will require the submission and approval of a site development plan.
6. Compliance with the three approval conditions outlined in the Decision and Order dated September 15, 2011, for Board of Appeals Case BA-11-022C.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - Extraordinary hardship or practical difficulty would result if the applicant is required to submit a new site development plan and pay all the associated fees for the minor site work for placement of a modular classroom unit since the forest conservation obligation would be less than 0.10 acres, there is no storm water management obligation, and there are no landscaping requirements associated with this project. A Site Development Plan (SDP) will be very costly (considering the needed work) and time consuming, and the developer has presented the requirements of a Site Development Plan on a detailed site plan exhibit.

Alternative Proposal - The only alternative for not granting the requested exemption of the site development plan is to require the submission of new site development plan for this project. Because there are no actual site disturbance improvements associated with this project and the developer has presented the details of a Site Development Plan on a detailed site plan exhibit, the alternative proposal for a detailed site plan exhibit is not recommended by the Division of Land Development in this case.

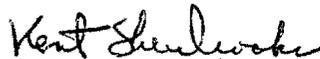
Not Detrimental to the Public Interest - Approval of this waiver will not be detrimental to the public interest since a detailed site plan exhibit that included all the requirements of a Site Development Plan was submitted and circulated for review. This review resulted in DLD, DED, DILP, and DFRS agreeing that the developer adequately addressed all applicable concerns and recommends approval of this waiver petition.

Will not Nullify the Intent or Purpose of the Regulations - The approval of the waiver will not nullify the intent of the regulations since the developer is willing to generally present the requirements of a Site Development Plan on a detailed site plan exhibit for the building permit application. Additionally, a plan that includes all the requirements of a Site Development Plan was submitted and circulated for review. This review resulted in DLD, DED, DILP, and DFRS agreeing that the developer adequately addressed all applicable concerns and recommends approval of this waiver petition.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, site development plans, and building permits. This requested waiver will remain valid for one year from the date of this letter.

If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at jehartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/TKM/JH

cc: Research
DED
Annette Merson, Zoning
Mildenberg, Boender, and Associates, Attn: Jacob Hikmat