



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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April 4, 2013

Pastor Margaret Adeyokunnu
Redeemed Christian Church of God
13701 Old Annapolis Road
Bowie, MD 20720

RE: WP-13-134, Victory Temple –
Laurel (SDP-12-007)

Dear Pastor Adeyokunnu:

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

On April 3, 2013, the Planning Director **APPROVED** your request to waive **Section 16.156(k)** which states the developer shall execute all developer agreements concurrently with the approval of the site development plan; **Section 16.156(l)**, which states that within 180 days of technical approval, the developer shall pay all required fees, post all monies and pay all sureties; and **Section 16.156(m)**, which states original mylar plans shall be submitted within 180 days of approval of SDP or the approval will expire and new SDP submission will be required.

Approval is subject to the following conditions:

1. In anticipation of the Division of Land Development reactivating the plan, the Developer's Agreement was executed March 13, 2013. No further action is required.
2. The Site Development Plan must be submitted **on or before May 16, 2013** for signature approval.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – All technical issues have been addressed, but it took longer than anticipated for the Church to have the bonding from its surety executed. The SDP originals could not be submitted without the receipt from Real Estate Services indicating that the Developer's Agreement was accepted. To not approve the waiver would require the church to submit a new site development plan after substantially completing the process.

Not Detrimental to the Public Interest – There are no changes to the approved Site Development Plan and the plan still meets or exceeds all current County standards and regulations. The developer has already designed the site using the 2010 Stormwater Management Regulations and no other regulations have changed that would affect this project. Please see attached DED memo.


Will Not Nullify the Intent or Purpose of the Regulations – The developer has been meeting the required obligations to continue with the project, which is the purpose of the statutory deadlines. This waiver will not nullify this intent, and would allow more expedient progress of this progress than starting with a new site development plan.

Indicate this waiver 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 requested

waiver will remain valid for the time period specified in the conditions of approval or as long as this site development plan remains in active processing.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMFGMP

cc: Research
DED
Real Estate Services
SDP-12-007
KCW Engineering

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