



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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February 27, 2015

Glen Mar UMC  
4701 New Cut Road  
Ellicott City, MD 21043

RE: WP-15-108 Glen Mar Church, (SDP-04-042)

To Whom it Concerns:

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 16.156(0)(1)(i)** of the Howard County Subdivision and Land Development Regulations, which states that the developer must apply for building permits within one year of the signature approval of the site development plan or the plan shall expire and a new site development plan submission will be required. The applicant is requesting that SDP-04-042 be reactivated and extend the 2 year building permit period for construction of the remaining shed.

Approval is subject to the following conditions:

1. The petitioner shall comply with all outstanding Department of Inspections, Licenses and Permits concerns, at the building permit stage.
2. Approval of this waiver is only for what is being proposed on site: the final shed.
3. The petitioner shall comply with all applicable "R-20" Zoning Regulations including setbacks and building height.
4. The petitioner shall comply with the previous conditional use allowed from BA-02-36C.
5. The SDP plan is reactivated for a one year period from the date of the waiver approval letter (on or before February 26, 2016) to apply for the shed building permit.
6. The applicant shall submit a redline revision to DED for processing to update the plan, revise the property address, and to add a general note referencing WP-15-108 about the one year extension date.

Our decision was made based on the following:

1. **Extraordinary Hardship or Practical Difficulty**
  - Since the proposed shed was already shown on the redline that received approval on 11/17/2011, developing a new site plan would create unnecessary expense for the Glen Mar Church.
2. **Will Not Be Detrimental to the Public Interest**
  - The proposed waiver petition will not be detrimental to the public interest because the proposed shed had previously been granted approval. The proposed shed shall be in compliance with the Howard County regulations.


**3. Will not nullify the Intent or Purpose of the Regulations**

- The proposed waiver petition will not nullify the intent or purpose of the Regulations since the proposed shed is shown on SDP-04-042, which was reviewed for compliance with State and County Regulations under the redline revision process. Please see the justification submitted by the applicant's consultant that is attached with the application.

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 until February 27, 2016 or as long as the grading or building permits remain in active processing.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at [rjackson@howardcountymd.gov](mailto:rjackson@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/RJ

cc: Research  
DED  
DILP  
Glen Mar Church  
Vogel Engineering, INC.