



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

March 21, 2021

Jim McKee  
Chapelgate Presbyterian Church  
2600 Marriottsville Road  
Marriottsville, MD 21104

RE: WP-22-098, Chapelgate Woods (F-22-011)

Dear Mr. McKee:

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 March 18, 2022 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 **Section 16.144(p) and Section 16.144(q)** of the Subdivision and Land Development Regulations to obtain a 90-day extension to previously extended deadlines for the submission of the Developer's Agreement, payment of surety, and submission of the final plat for recordation.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) and Section 16.144(q) 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):

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

Strict compliance to the statutory deadlines would result in voiding a project that has continued to progress through the process in multiple stages and plan submissions. Should this alternative compliance not be granted, the developer would be required to forfeit their current approval and submit a new application. This would be an unreasonable hardship since the review of the final plan has been completed and the developer is working through real estate transactions to complete the sale of the property and ensure the correct owner is listed with the Developer's Agreement and final plat. There have been no changes in the regulations that would be circumvented with the approval of this alternative compliance. Approval of the alternative compliance promotes efficiency of the plan review process.

Approval of this Alternative Compliance is subject to the following conditions:

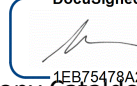
1. The developer's agreement and any related surety for F-21-011 shall be submitted within 90 days of the previous extended deadline of March 29, 2022 **(on or before June 27, 2022)**.
2. The final plat for F-21-011 shall be submitted within 90 days of the previous statutory deadline of April 28, 2022 **(on or before July 27, 2022)**.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jam

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Security Development – Steve Breeden  
Rob Vogel – Vogel+Timmons



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:  
 File No.  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

Site Description: **RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B. (CHAPEL GATE)**  
 Subdivision Name/Property Identification: **CHAPEL GATE WOODS**  
 Location of property: **2600 MADISONVILLE ROAD**  
 Existing Use: **VACANT** Proposed Use: **RESIDENTIAL SFD**  
 Tax Map: **16** Grid: **10** Parcel No: **110** Election District: **3RD**  
 Zoning District: **CEF-M** Total site area: **19.86 AC**

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

**WP. 22-067 (CURRENT EXTENSION)**  
**F-21-014**  
**F-21-011**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.144 (p)	<b>PAYMENT OF FEES POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS OF RECEIVING APPROVAL</b>
16.144 (q)	<b>FINAL SUBDIVISION PLAN WITHIN 180 DAYS OF FINAL PLAN APPROVAL THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN.</b>

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *James R. McKee* Date: 3/8/2022

Signature of Petitioner Preparer: *Rob Vogel* Date: 3/7/22

Name of Property Owner: CHAPELGATE PRES CHURCH Name of Petitioner Preparer: VOGEL ENGINEERING + TIMMONS

Address: 2600 MARRIOTTSVILLE RD Address: 3300 N. RIDGE ROAD #110

City, State, Zip: MARRIOTTSVILLE MD 21104 City, State, Zip: ELICOTT CITY, MD 21043

E-Mail: jmckee@chapelgate.org E-Mail: Rob.Vogel@Timmons.com

Phone No.: 410 442-5888 Phone No.: 410 461-7666

Contact Person: JIM MCKEE Contact Person: Rob. Vogel

Owner's Authorization Attached