



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

February 22, 2023

Bethel Baptist Church of Howard County, Inc.
attn: Chris Pippen
4261 Montgomery Road
Ellicott City MD 21043

RE: WP-23-066 Bethel Baptist Church (SDP-15-011)

Dear Mr. Pippen:

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 February 16, 2023, 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 16.156(l) and (m)** of the Subdivision and Land Development Regulations to extend the January 10, 2023 due date by 6 months to complete the DPW Developer Agreement process and to submit the SDP originals (electronic submission) for SDP-15-011.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16-156(l) and (m) 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):

The purpose of this alternative compliance petition is to grant the applicant an extension to complete the DPW Developer Agreement and to submit the site development plan originals (electronic submission) for the current SDP-15-011. The SDP was reviewed by the Subdivision Review Committee (SRC) and determined to comply with the Land Development Regulations and was amended in 2019 to comply with the amended stormwater management and drainage regulations of the Design Manual, Vol 1. The applicant states in the alternative compliance justification that the current development plan design may not be financially viable and, therefore, the applicant is reviewing alternative designs for the purposes of eliminating or reducing the proposed improvements at the rear of the church building. A 6-month time extension will provide the applicant the necessary time to investigate if an alternative design will be more financially viable and to determine whether they will pursue that, while remaining compliant with Regulations. If an alternative design is to be pursued, DPZ will rescind the current Technically Complete status to allow the project to be resubmitted back through the SRC for review. Strict compliance with the Regulations would void the current plan and the applicant would be required to file and process a new SDP application in its entirety, resulting in an unreasonable hardship should the changes not warrant a full site redesign.


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

1. The applicant/developer must fulfill the DPW Developer Agreement requirements and submit the SDP (electronically) for signatures within 6 months from the date of this alternative compliance approval (on or before **August 16, 2023**).
2. Provide a note on the SDP (SDP-15-011) that references this alternative compliance petition approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date the related site development plan. This alternative compliance approval will remain valid for the time-period specified in the conditions of approval.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/dj
cc: Research
DLD - Julia Sauer
Real Estate Services
File: SDP-15-011



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|----------------------|
| DPZ Office Use only: |
| File No. |
| Date Filed |

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Bethel Baptist Church, Parcel 'A'

Subdivision Name/Property Identification: Bethel Baptist Church

Location of property: Montgomery Road

Existing Use: Church **Proposed Use:** Church

Tax Map: 24 **Grid:** 24 **Parcel No:** 588 **Election District:** 2nd

Zoning District: R-A-15 RS-I **Total site area:** 5.38 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-23-032 SD-15-011
 WP-18-058 F-15-018
 WP-18-032
 WP-16-044

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 |
|-----------------------|---|
| 16.156 (1) | Milestone to submit Developer Agreement and Post-surety |
| 16.156(m) | milestone to submit SDP originals |

| Section Reference No. | Brief Summary of Request |
|-----------------------|--------------------------|
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| | |
| | |

Signature of Property Owner:

J. Allen Phipps

Date:

9-20-22

Signature of Petitioner Preparer:

[Signature]

Date:

9-20-22

Name of Property Owner:

Bethel Baptist Church of
Howard County, Inc.

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address:

4261 Montgomery Road

Address:

3300 North Ridge Road., Suite 110

City, State, Zip:

Ellicott City, MD 21043

City, State, Zip:

Ellicott City, Maryland 21043

E-Mail:

triangle dev corp@aol.com

E-Mail:

Rob.Vogel@timmons.com

Phone No.:

410-404-8246

Phone No.:

410-461-7666

Contact Person:

Chris Phipps

Contact Person:

Robert H. Vogel

Owner's Authorization Attached