



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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July 12, 2010

Howard Chapel-Ridgeville United Methodist Church
1970 Long Corner Road
P.O. Box 295
Mount Airy, MD 21771

RE: WP-10-131, Howard Chapel-Ridgeville United Methodist Church

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 to Section 16.155(a)(1)(i) of the Subdivision and Land Development Regulations which requires site development plan approval by the Department of Planning and Zoning for any new or expanded nonresidential development, including commercial, industrial, institutional and utility development, for a proposed addition to an existing church.

Approval is subject to the following conditions:

1. When applying for building permits, the applicant must provide a plan exhibit that provides all the pertinent information and details for the existing and the proposed site improvements that are normally shown on a standard site development plan. The applicant must comply with all applicable building permit requirements with the Department of Inspections, Licenses and Permits (410-313-2455).
2. The applicant must comply with any conditions of approval imposed by the Hearing Examiner (BA-09-004C) and must comply with the conditional use plan that was submitted with the petition, and with the specific requirements given in the Zoning Regulations for the conditional use.
3. The applicant must comply with any and all conditions of approval imposed by the Historic District Commission on May 6, 2010.
4. The applicant must comply with all building setback requirements for constructing an addition in the "RC-DEO" Zoning District.
5. The applicant must comply with the requirements from the Health Department. Please contact Robert Bricker at 410-313-2640 for any questions concerning the attached comments.
6. The applicant must comply with the attached Development Engineering comments.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – Please see the applicant’s justification statement submitted with this petition. The practical difficulties and unnecessary hardships involved with this waiver petition is that the scope of site work proposed is less than 5,000 square feet and that requiring the applicant to process a SDP would be unnecessarily time consuming.

Alternative Proposal- Please see the applicant’s justification statement submitted with this petition. The processing of this waiver petition should be viewed as a reasonable alternative to processing a standard site development plan because the waiver plan exhibit provides all the pertinent information and details for the existing and proposed site improvements are minor and are normally shown on a standard site development plan.


Not Detrimental to the Public Interest – By granting this waiver, it will not have any detrimental impacts to the public interest, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. The proposed construction work will have no impact on any adjacent properties. The site does not have any streams, wetlands or floodplains, so there will be no environmental impacts associated with this construction activity.

Will not Nullify the Intent or Purpose of the Regulations – The waiver, if approved will not nullify the intent and purpose of the Howard County Subdivision and Land Development Regulations as the waiver plan exhibit provides all necessary site development plan information for review and compliance of the Regulations. Therefore, approval of this waiver request will not nullify the intent or purpose of the Regulations which is to ensure that all development proposals follow uniform procedures and standards for processing to obtain the necessary County review and approvals. The Development Engineering Division has recommended approval of this waiver request.

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 one year from the date of this letter or as long as the proposal remains in active processing.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Acting Chief
Division of Land Development

KS/TKM:jw

cc: Research
DED
Donald Brightwell