



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

December 22, 2010

Wilde Lake Interfaith Center
10431 Twin Rivers Rd.
Columbia, MD. 21044
ATTN: Margo Duke

RE: WP-11-087 (Wilde Lake Interfaith Center)

Dear Ms. Duke:

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 16.144(p) and Section 16.144(q)** which establish deadlines dates to submit payment of fees, posting of financial obligations and the submission of final subdivision plat. Waiver to **Sections 16.156(k), 16.156(l) and 16.156(m)** which establish deadlines for the submission of developer agreements, payment of fees and submission of site development plan mylars.

Approval is subject to the following conditions:

1. The developer must complete Developer's Agreements and pay any remaining DPW fees in association with F-07-198 within **1 year** of the date of this waiver approval (**on or before December 22, 2011**).
2. The developer must submit final plat originals in association with F-07-198 for signature and recordation within **1 year** of the date of this waiver approval (**on or before December 22, 2011**).
3. Any remaining applicable Developer's Agreements and DPW fees and the submission of Site Development Plan originals associated with SDP-07-122 (Wilde Lake Interfaith Center) must be submitted within **1 year** of the date of this waiver approval (**on or before December 22, 2011**).
4. Contact Carol Stirn at (410) 313-2350 to set up new original plat and plan appointments within this allotted time period. **The applicant is responsible for any processing fee charges that may have occurred since the technically complete letter was issued for F-07-198 and SDP-07-122.**
5. New stormwater management regulations are in effect. Any project not having a signature approved stormwater management and sediment control plan by May 4, 2013 will require revised plans designed to meet current regulations.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the waiver petition would result in undue hardship because it would require the submission of a new subdivision plat and SDP and all associated documents. Water and sewer plans were signed on November 26, 2007. Water and sewer fees have been paid and according to the justification submitted by the consultant, "the Developer has completed every step necessary to finalize the developer agreement with the exception of acquiring sureties." No site changes would occur with new subdivision plat or SDP submittals. The project has already been subject to complete subdivision and site plan reviews and has an established file history. See also the justification provided by the consultant dated November 22, 2010.

Detrimental to the Public Interest:

The extension of deadline dates for the paying of fees, signing Developer's Agreements and submitting plan originals will not be detrimental to the Public Interest. The subdivision and SDP have already been approved. See also the justification provided by the consultant dated November 22, 2010.

Nullifies the Intent or Purpose of the Regulations:

As the proposed subdivision and SDP are for an institutional use, there are no associated housing allocations. The justification states that "should there be any changes in the regulations before the plans are submitted for final signature, PHRA will revise the plans accordingly and submit them for review prior to signature approval". See also the justification provided by the consultant dated November 22, 2010.

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 based on the dates outlined in the above conditions or as long as the project remains in active processing.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/TKM/Wilde Lake Interfaith Center-St. John United Church WP-11-087 approval 12-22-10

cc: Research
DED
Marsha McLaughlin
PHRA